



ORDINANCE NUMBER 2504

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED FOR A SPECIFIC USE PERMIT FOR A GASOLINE SERVICE STATION AND CAR WASH WITH SITE PLAN APPROVAL FOR DETAILING, A LUBE FACILITY WITH MINOR AUTOMOBILE REPAIR, A CAFÉ, AND A RETAIL AREA IN THE SAME ESTABLISHMENT LOCATED AT 3690 BELTLINE ROAD, AT THE SOUTHWEST CORNER OF BELTLINE ROAD AND MARSH LANE AND WITHIN THE PLANNED DEVELOPMENT NUMBER 23 (PD-23) ZONING DISTRICT; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a gasoline service station with a car wash, detailing (concentrated cleaning/waxing), a lube facility with minor automobile repair, a café, and a retail area within Planned Development No. 23 (PD-23) zoning district and specifically located on the 1.93 acre tract of land located at the southwest corner of Beltline Road and Marsh Lane and addressed as 3690 Beltline Road.

SECTION 2. That the gasoline service station, car wash, detailing area, lube facility with minor

automobile repair, café, and retail area shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A".

SECTION 3. That the applicant shall have the property platted with the configuration as indicated on the proposed concept plan.

SECTION 4. That the applicant shall provide a cross access agreement for the remainder of PD-23, to be filed at the time of platting and before any building permits are issued.

SECTION 5. That the applicant shall install backflow prevention required for the proposed water reclaim unit located near the southwest corner of the proposed site.

SECTION 6. That the applicant shall obtain a variance from the Zoning Board of Appeals in order to obtain permitting for more than two directional signs.

SECTION 7. That all automobile repair operations shall be conducted inside the existing building.

SECTION 8. That paint and body repair work is prohibited.

SECTION 9. That any customer vehicle kept on-site during hours in which the facility is not open to the public shall be stored indoors.

SECTION 10. That outside storage of any equipment or junk, trash, and debris or other material shall be prohibited.

SECTION 11. That all parking and maneuvering surfaces shall be paved with concrete and striped in accordance with the City of Farmers Branch engineering standards, prior to the issuance of a Certificate of Occupancy.

SECTION 12. That Ordinances Nos. 1205, 1849, 1850, 2179, and 2180 are hereby repealed.

SECTION 13. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a gasoline service station and car wash.

SECTION 14. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.

SECTION 15. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

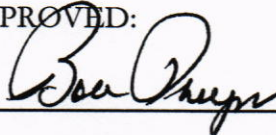
SECTION 16. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 17. This ordinance shall take effect immediately from and after its passage and publication

of the caption of said ordinance, as the law in such case provides.

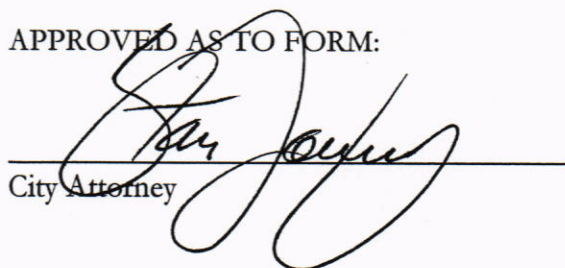
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on
this the 7th day of September, 1999.

APPROVED:



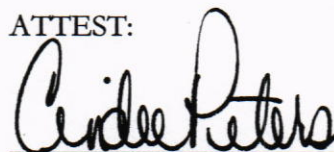
Mayor

APPROVED AS TO FORM:

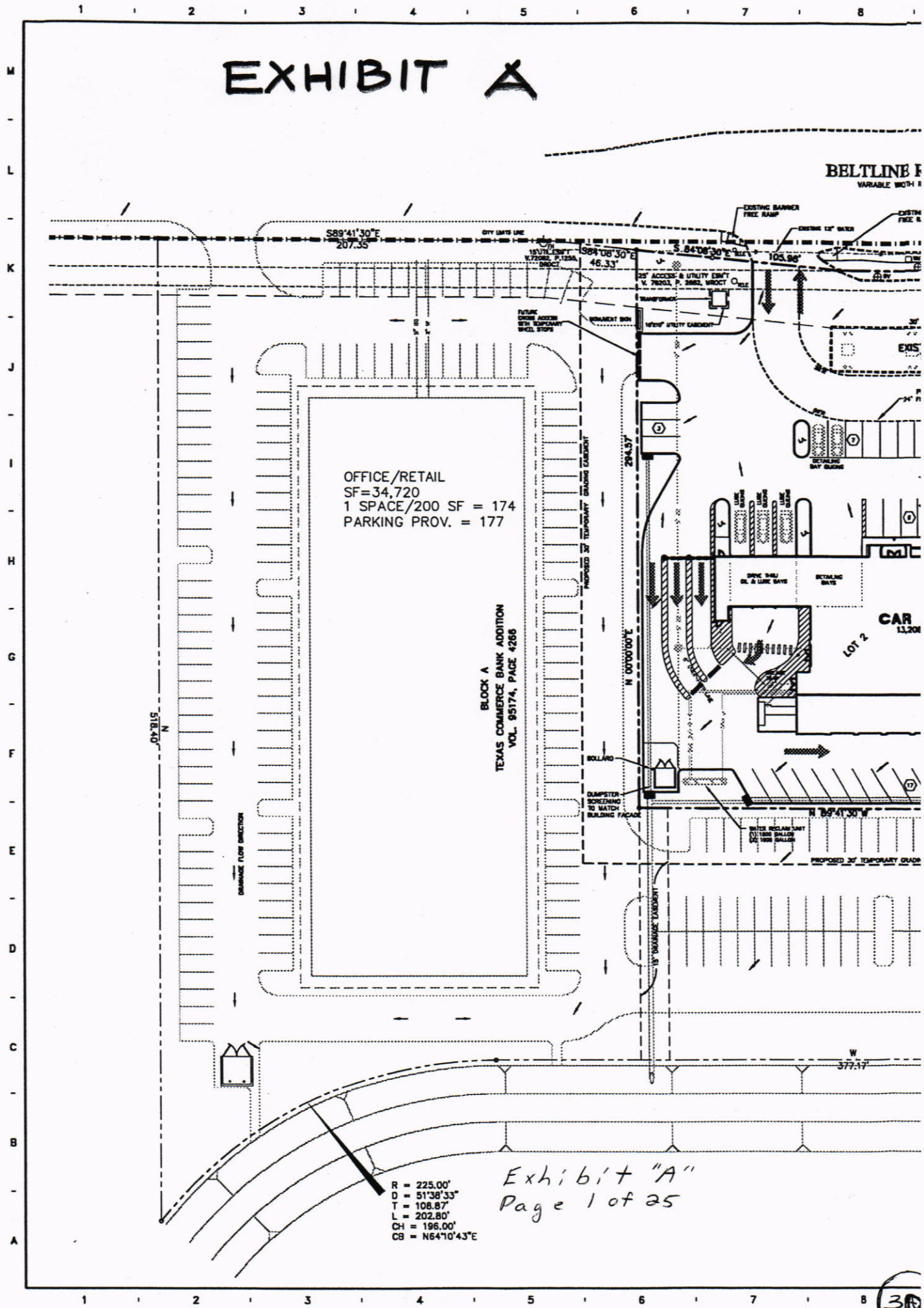


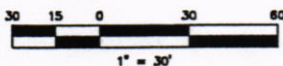
City Attorney

ATTEST:



City Secretary





1. ALL METERS MUST HAVE REMOTE READING CAPABILITY. (DIALOG, AUTOMATED METER READING SYSTEM, MODEL SPM, SINGLE PT MODULE OR EQUIVALENT, AS APPROVED BY CITY OF FARMERS BRANCH UTILITY DEPARTMENT.
2. VERIFY THAT WATER LINE ALONG MARSH LANE IS A 12" CITY OF FARMERS BRANCH LINE AND NOT THE 18" CITY OF DALLAS SUPPLY LINE.
3. UNDERGROUND STORAGE TANK SYSTEM (FILL PORTS, VENT LINES, PIPING, ETC.) AFFECTED BY SITE GRADING (DEMOLITION AND REPLACEMENT OF PAVING AND/OR CURBING) TO BE RESTORED TO PRE-GRADING CONDITION.

EXISTING POWER POLE	
DRAINAGE FLOW ARROW	
TRAFFIC FLOW ARROW	
WATER METER	
FIRE HYDRANT EXISTING	
FIRE HYDRANT PROPOSED	
CITY LIMIT LINE	
PROP. PROPERTY LINE	
PROPERTY LINE TO BE REMOVED	
BUILDING LINE	

LAYOUT # 3
DATE 5-24-99

[illegible]

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF CAR SPA, INC. IS STRICTLY PROHIBITED.



Maryland Transit Ltd.
Frederick
Frederick
Frederick
Frederick
Frederick

200 Lee Road, Suite 120
Orlando, Florida 32810
Telephone: 407.541-5000
Fax: 407.551-8124

Client Info & Job Address:


CAR SPA
BELT LINE ROAD/MARSH LANE
FARMER'S BRANCH, TEXAS



CAR SPA INC
515 EAST LAS OLAS BOULEVARD, SUITE 1100
FORT LAUDERDALE, FL 33301
TEL. (954)524-1910. FAX (954)524-1966

SPRING TRIP

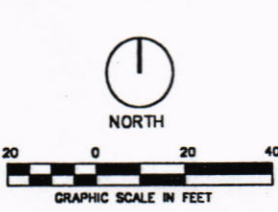
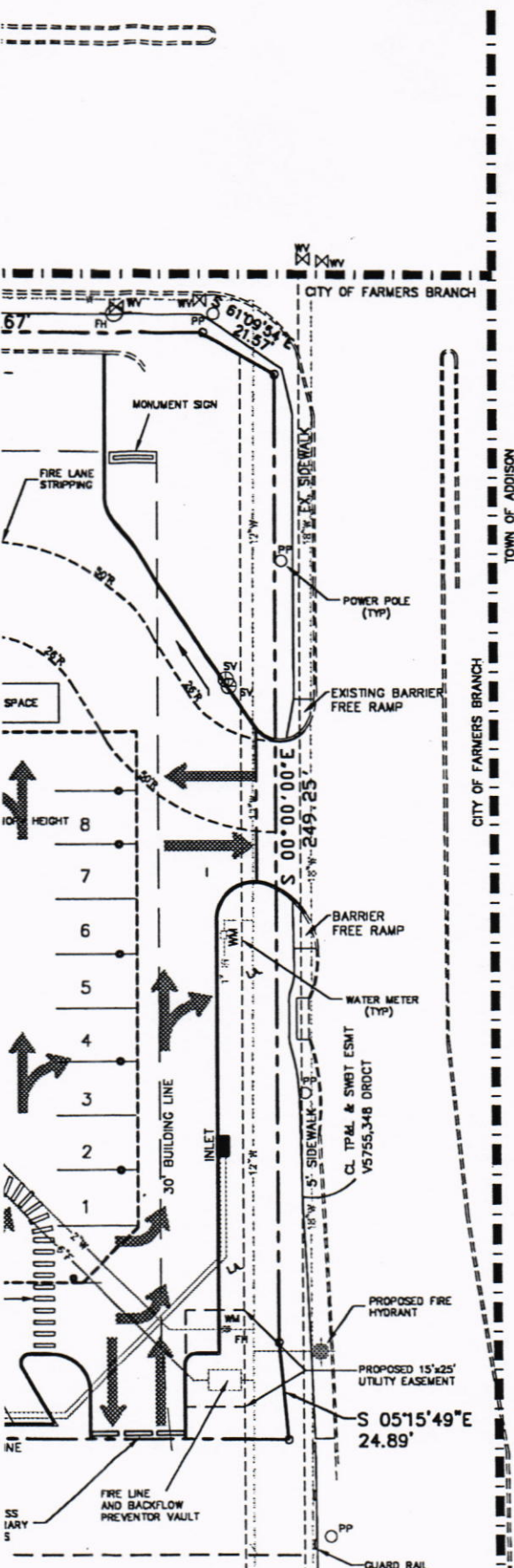
PD-23 CONCEPT PLAN

Date 8/17/99	Job Number
Scale 1" = 30'	
Drawn By LDP	
Checked By F.P., P.E.	

C-2 1/2

(3E)

3F



MARSH LANE
VARIABLE WIDTH R.O.W.

KEYING LEGEND & GENERAL NOTES
PROJECT INFORMATION

NAME OF PROJECT: CAR SPA
BELTLINE RD./MARSH LN.
FARMERS BRANCH, TX

PROPOSED USE OF BLDG: CAR WASH, DETAILING BAYS,
GASOLINE SERVICE, OIL & LUBE,
CAFE, RETAIL.

ZONING DISTRICT: PLANNED DEVELOPMENT, DISTRICT No. 23
LIGHT INDUSTRIAL ZONING DISTRICT

PERCENT OF USE OF BLDG: GAS SERVICE (INCLUDED W/RETAIL)

CAFE	438 SF.	3%
RETAIL/RESTROOMS	3242 SF.	25%
WAITING AREA	919 SF.	7%
NON-CUSTOMER AREAS (CAR WASH, OIL & LUBE, DETAIL)	8609 SF.	65%
TOTAL	13,208 SF.	

TOTAL SITE ACREAGE: 1.930Ac., 84,058sf
AREA OF BLDG DEVELOPMENT: 13,208sf
BLDG SITE COVERAGE: 13,208sf/84,058sf = 15.7%
FLOOR AREA RATIO: 1:0.157
CANOPY AREA: 8294sf
CANOPY AREA SITE COVERAGE: 8,294/84,058 = 9.87%
LANDSCAPING AREA: 9,191sf, 10.8%

REQUIRED PARKING: GAS SERVICE, 8 SPACES MIN. (NOT ADDED BELOW)
CAFE, 8 SPACES (24 SEATS ±3)
RETAIL, 16 SPACES [3242 SF. (RESTROOMS+ RETAIL) + 200 SF.]
WAITING AREA (INCLUDED W/CAFE)
NON-CUSTOMER AREA, 9 SPACES (8609 SF. + 1000, INCLUDES CAR WASH, OIL & LUBE, DETAIL BAYS)
TOTAL 33 SPACES

PARKING PROVIDED: STANDARD (INCLUDING POST WASH) 30
HANDICAP SPACES 3
TOTAL 33

LOADING SPACE: ONE 10'x45' LOADING SPACE

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING AND PARKING ARE ORTHOGONAL TO EAST AND WEST PROPERTY LINES; N 00°00'00" E.
 3. NO VEHICLES WILL BE STORED AFTER HOURS ON PREMISES OUTSIDE OF BUILDING.
 4. BUILDING TO BE FULLY SPRINKLED IN ACCORDANCE WITH NFPA 13.
 5. EMERGENCY SHUT DOWN FOR FUEL DISPENSER WITHIN LANDSCAPED ISLAND IN ADDITION TO EMERGENCY SHUT DOWN BEHIND RETAIL COUNTER.
 6. ALL METERS MUST HAVE REMOTE READING CAPABILITY. (DIALOG, AUTOMATED METER READING SYSTEM, MODEL SPM, SINGLE PIT MODULE OR EQUIVALENT, AS APPROVED BY CITY OF FARMERS BRANCH UTILITY DEPARTMENT.
 7. VERIFY THAT WATER LINE ALONG MARSH LANE IS A 12" CITY OF FARMERS BRANCH LINE AND NOT THE 18" CITY OF DALLAS SUPPLY LINE.
 8. UNDERGROUND STORAGE TANK SYSTEM (FILL PORTS, VENT LINES, PIPING, ETC.) AFFECTED BY SITE GRADING (DEMOLITION AND REPLACEMENT OF PAVING AND/OR CURBING) TO BE RESTORED TO PRE-GRADING CONDITION.

LAYOUT # 3
DATE 5-24-99

REVISION INFORMATION	
DATE	DESCRIPTION

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF CAR SPA, INC. IS STRICTLY PROHIBITED

INTERPLAN PRACTICE

200 Lee Road, Suite 100
Boca Raton, FL 33433
Phone: (561) 992-0000
Fax: (561) 992-1100

Joseph P. Smith, Inc.
Professional Engineer
License No. 10000
AI-0001000

Client Info & Job Address:

CAR SPA
BELT LINE ROAD/MARSH LANE
FARMER'S BRANCH, TEXAS

car spa

CAR SPA INC
515 EAST LAS OLAS BOULEVARD, SUITE 1100
FORT LAUDERDALE, FL 33301
TEL. (954)524-1910, FAX (954)524-1966

Sheet Title: **SITE PLAN**

Drawn By: EW	Date: 8/17/99	Job Number: 9921
Scale: 1" = 20'-0"		

Stamp: **CHARLES OLAS BOND 64804**

Handwritten: **C-3**

Exhibit "A"
Page 4 of 25

This document is incomplete and is released for the purpose of interim review only under the authority of Charles Olas Bond, P.E. 64804 on 8/17/99. It is not to be used for construction, bidding, or permit purposes.

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LEGEND

- CC UC GAS TANK CAP
- SIGN
- BOLLARD
- POST
- MANHOLE
- IRF IRON ROD FOUND
- CO SAN SEWER CLEANOUT
- POWER POLE
- WM WATER METER
- sv IRRIGATION VALVE
- LIGHT STANDARD
- FH FIRE HYDRANT
- GM GAS METER
- M WATER VALVE
- OHE — OVERHEAD WIRES
- UGT — UTILITY TELEPHONE
- WATER LINE
- SS — SANITARY SEWER
- GAS LINE
- GUARD RAIL



0 30 60 90
GRAPHIC SCALE EQUALS 1 INCH TO 30 FEET

Exhibit "A"
Page 5 of 25

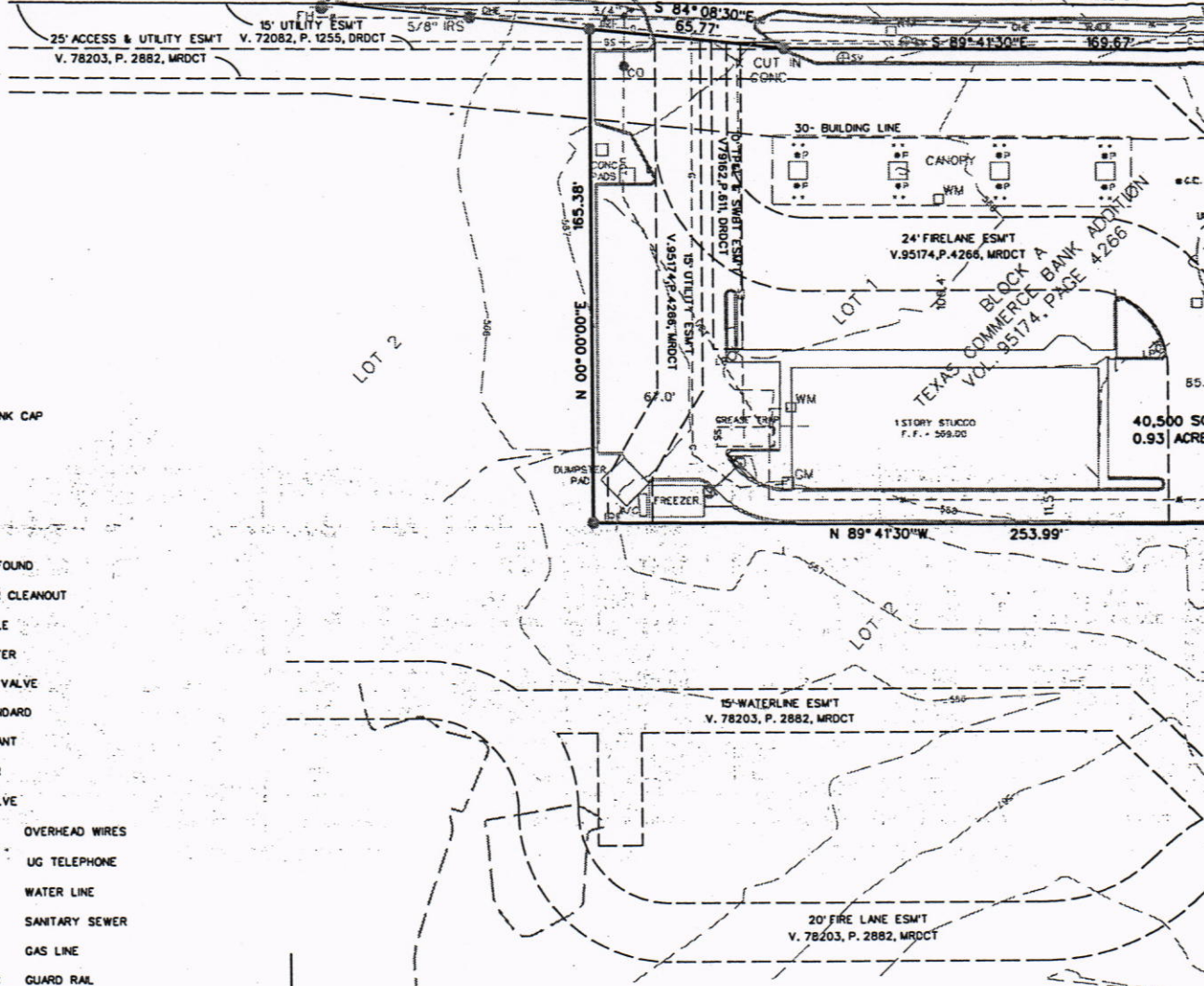
TRANSYSTEMS
CORPORATION
CONSULTANTS

500 W. 7th ST., SUITE 600
FORT WORTH, TEXAS 76102
(817) 330-8950
FAX (817) 336-2247

JOB No. 19900825
24 JUNE 1999

BELTLINE ROAD
VARIABLE WIDTH R.O.W.

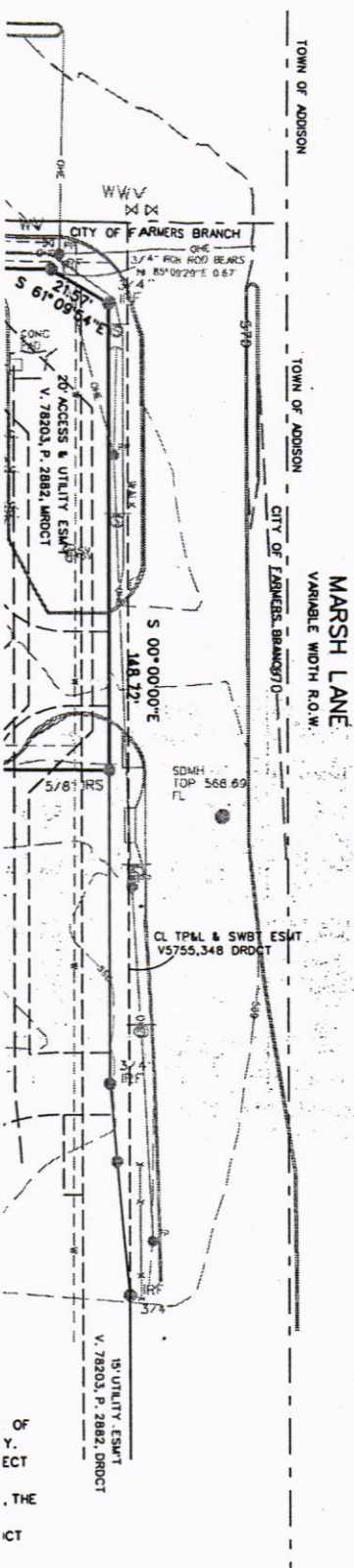
CITY OF CARROLLTON



GENERAL NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THE DEVELOPERS CONTRACT AS RECORDED IN VOLUME 78203, PAGE 2870, DRDCT AND A PARTIAL F DEVELOPERS CONTRACT AS RECORDED IN VOLUME 91141, PAGE 3438, DRDCT AFFECTS THE SUBJECT PI
3. THE HOLD HARMLESS AGREEMENT AS RECORDED IN VOLUME 78203, PAGE 2876, DRDCT AFFECTS TH PROPERTY.
4. THE 30 FOOT BUILDING LINE ALONG THE NORTH AND EAST PROPERTY LINES, THE 20' FIRE LANE EA VARIABLE WIDTH ACCESS AND UTILITY EASEMENTS AND A PORTION OF A 15 FOOT UTILITY EASEMENT SHOWN ON THE PLAT OF TEXAS COMMERCE BANK ADDITION AS RECORDED IN VOLUME 95174, PAGE 42 AFFECT THE SUBJECT PROPERTY.
5. THE 10 FOOT TEXAS POWER AND LIGHT AND SOUTHWESTERN BELL TELEPHONE COMPANY AS RECOR VOLUME 79162, PAGE 611 AFFECTS THE SUBJECT PROPERTY.
6. THE DECLARATIONS AS RECORDED IN VOLUME 91121 PAGE 1822, DRDCT AND REFILED IN VOLUME 91131 DRDCT AFFECTS THE SUBJECT PROPERTY.
7. THE DECLARATION OF COVENANTS AS RECORDED IN VOLUME 95171, PAGE 1273, DRDCT AFFECTS THE PROPERTY.
8. THE 15 FOOT UTILITY EASEMENT ALONG THE NORTH AND EAST PROPERTY LINES AS RECORDED IN PAGE 1255, AFFECTS THE SUBJECT PROPERTY.
9. THE TEXAS POWER AND LIGHT AND SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT AS RECO VOLUME 5755, PAGE 348, DRDCT DOES NOT AFFECT THE SUBJECT PROPERTY.
10. THE RESTRICTIVE COVENANTS AS RECORDED IN VOLUME 91121, PAGE 1822, VOLUME 91135, PAGE 340 91141, PAGE 3441, AND VOLUME 95171, PAGE 1268, ALL OF DRDCT AFFECT THE SUBJECT PROPERTY.
11. THE WESTERLY PORTION OF THE 15' DRAINAGE AND UTILITY EASEMENT AS RECORDED 2250, DRDCT AFFECTS THE SUBJECT PROPERTY.
12. THE BASIS OF BEARING FOR THIS MAP IS THE EAST LINE OF LOT 1.

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PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W.W. COOK SURVEY, ABSTRACT NUMBER 278, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ALSO BEING ALL OF LOT 1, BLOCK A, TEXAS COMMERCE BANK ADDITION, AN ADDITION TO THE SAID CITY OF FARMERS BRANCH, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY NORTHEAST CORNER OF SAID LOT 1, A 3/4 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF MARSH LANE, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE S 00°00'00"E, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF MARSH LANE, 148.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 A 5/8 INCH IRON ROD WITH CAP TRANSYSTEMS SET;

THENCE N 89°41'30"W, ALONG THE SOUTH LINE OF SAID LOT 1, 253.99 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED TRANSYSTEMS SET;

THENCE N 00°00'00"E, ALONG THE WEST LINE OF SAID LOT 1, 165.38 FEET TO A 3/4 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE S 84°08'30"E, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD, 105.98 FEET TO AN X CUT IN CONCRETE SET;

THENCE S 89°41'30"E, 169.67 FEET TO A POINT FROM WHICH A 3/4 INCH IRON ROD BEARS N 85°09'29"E, 0.66 FEET;

THENCE S 61°09'54"E, ALONG THE CORNER CLIP BETWEEN SAID BELT LINE ROAD AND MARSH LANE, 21.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,500 SQUARE FEET OR 0.93 OF AN ACRE OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF TEXAS, DULY LICENSED IN SUCH STATE, CERTIFIES TO: (i) CAR SPA, INC., A FLORIDA CORPORATION, AND ITS AFFILIATES, (ii) LAWYERS TITLE INSURANCE CORPORATION, (iii) SAM'S MARKET INC.

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1997 AND MEETS THE ACCURACY REQUIREMENTS FOR A CLASS SURVEY, AS DEFINED THEREIN, INCLUDING ITEMS 1, 2, 3, 4, 6, 7(A), 8, 9, 10 AND 11 FROM TABLE A OF THE REQUIREMENTS.

2. THE SURVEY WAS MADE ON THE GROUND ON MAY 24, 1999 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE METES AND BOUNDS OR OTHER DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY (THE "PROPERTY"), THE LOCATION, SIZE AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER SUBSTANTIAL VISIBLE IMPROVEMENTS (INCLUDING PARKING AREAS) SITUATED ON THE PROPERTY, INCLUDING ALL SETBACK LINES.

3. EXCEPT AS SHOWN ON THE SURVEY, THE BUILDINGS, STRUCTURES AND IMPROVEMENTS SHOWN CONSTITUTE ALL OF THE SUBSTANTIAL VISIBLE IMPROVEMENTS ON THE PROPERTY, ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY, AND ALL SUCH IMPROVEMENTS ARE SET BACK FROM THE PROPERTY AND SETBACK LINES THE DISTANCES INDICATED.

4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO EASEMENTS OF RIGHTS-OF-WAY OBSERVABLE ON THE GROUND OR OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

5. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS: (i) BY THE IMPROVEMENTS ON THE PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHTS-OF-WAY, OR (ii) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE PROPERTY.

6. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE PROPERTY AND LISTED IN THE COMMITMENT FOR OWNER'S POLICY OF TITLE INSURANCE G.F. NUMBER LTIC:TEX 99 04 760, DATED APRIL 19, 1999, ISSUED BY LAWYERS TITLE INSURANCE COMPANY WITH RESPECT TO THE PROPERTY (THE "COMMITMENT"), HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED.

7. THE PROPERTY ABUTS A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY, AS SHOWN HEREIN.

8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480174 0005 C. WITH A DATE OF IDENTIFICATION OF AUGUST 2, 1990, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED.

9. THE PROPERTY IS THE SAME PROPERTY DESCRIBED AS TRACT 1 IN THE COMMITMENT.

10. THE PARKING SPACES ARE NOT STRIPED ON THE PROPERTY.

11. ONLY THE PARTIES ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

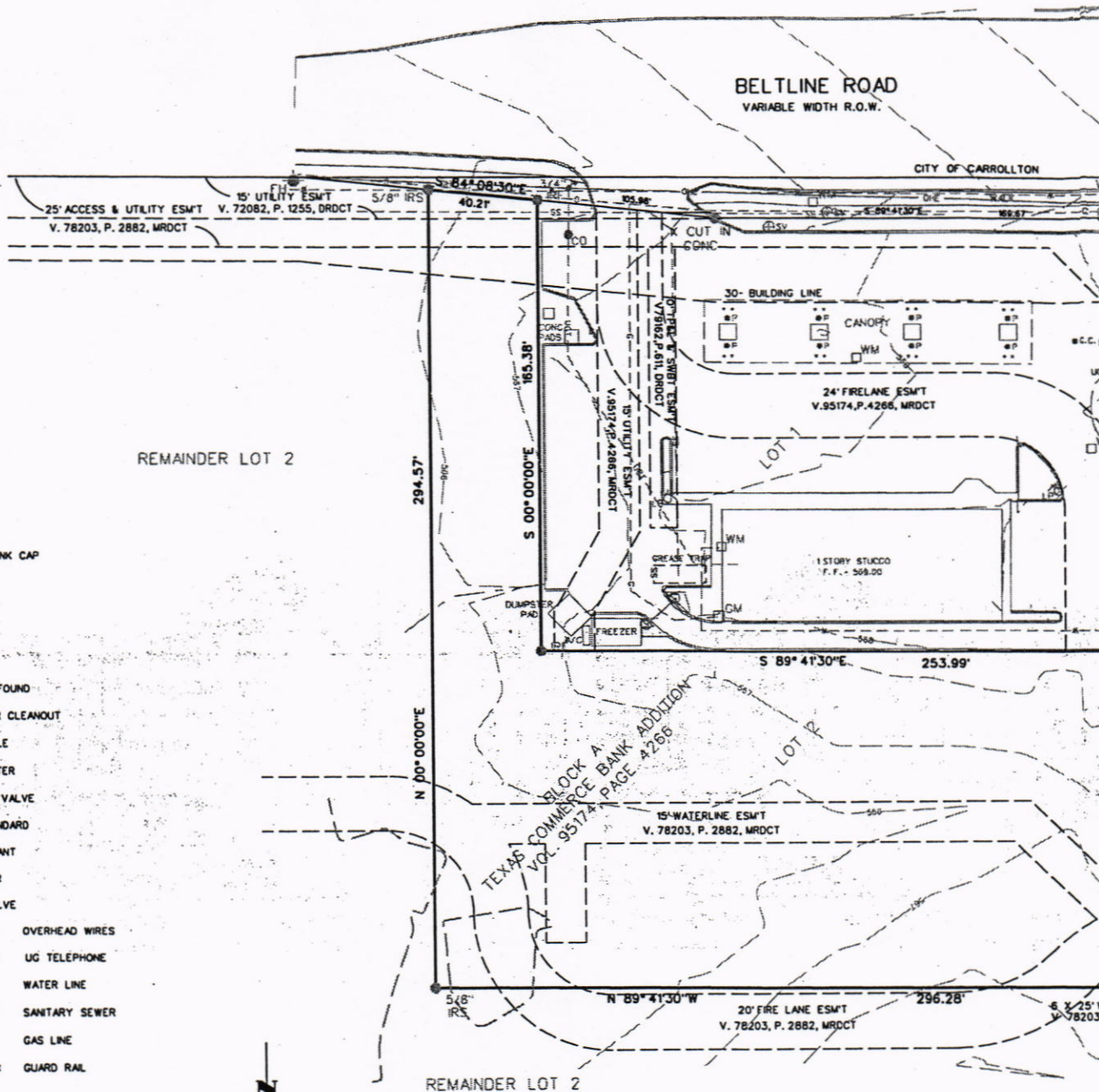
DAVID L. DAWSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 4672

DATED: 6-24-99

Exhibit "A"
Page 6 of 25

AN ALTA/ACSM LAND TITLE SURVEY OF
LOT 1, BLOCK A, TEXAS
COMMERCE BANK ADDITION

AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
AS RECORDED IN VOLUME 95174, PAGE 4266, MAP RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN THE W.W. COOK SURVEY ABSTRACT NUMBER



LEGEND

• G.C. UG GAS TANK CAP

⊕ SIGN

• BOLLARD

• POST

• MANHOLE

• IRF IRON ROD FOUND

• CO SAN SEWER CLEANOUT

• POWER POLE

◻ WM WATER METER

⊕sv IRRIGATION VALVE

⊕ LIGHT STANDARD

FH FIRE HYDRANT

GM GAS METER

M WATER VALVE

— OHE — OVERHEAD WIRES

— UGT — UG TELEPHONE

— W — WATER LINE

— SS — SANITARY SEWER

— G — GAS LINE

— X — GUARD RAIL

GENERAL NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THE DEVELOPERS CONTRACT AS RECORDED IN VOLUME 78203, PAGE 2870, DRDCT AND A PARTIAL REL DEVELOPERS CONTRACT AS RECORDED IN VOLUME 91141, PAGE 3438, DRDCT AFFECTS THE SUBJECT PRO
3. THE HOLD HARMLESS AGREEMENT AS RECORDED IN VOLUME 78203, PAGE 2876, DRDCT AFFECTS THE
4. THE 30 FOOT BUILDING LINE ALONG THE NORTH AND EAST PROPERTY LINES AS SHOWN ON THE PLAT
5. THE 10 FOOT TEXAS POWER AND LIGHT AND SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDE
6. THE DECLARATIONS AS RECORDED IN VOLUME 91121, PAGE 1822, DRDCT AND REFILED IN VOLUME 91135, P
7. THE MUTUAL ACCESS EASEMENT AS RECORDED IN VOLUME 95171, PAGE 1273, DRDCT AFFECTS THE SUE
8. THE 15 FOOT UTILITY EASEMENT ALONG THE NORTH AND EAST PROPERTY LINES AS RECORDED IN VO
9. THE TEXAS POWER AND LIGHT AND SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT AS RECOR
10. THE RESTRICTIVE COVENANTS AS RECORDED IN VOLUME 91121, PAGE 1822, VOLUME 91135, PAGE 3405,
11. THE WESTERLY PORTION OF THE 15' DRAINAGE AND UTILITY EASEMENT AS RECORDED IN VOLUME 7206
12. THE 15' EASEMENT ALONG THE SOUTH LINE OF LOT 2 DOES NOT AFFECT THE SUBJECT PROPERTY.
13. THE 20' EASEMENT, 15' UTILITY EASEMENT, 25' UTILITY EASEMENT, 15' WATERLINE EASEMENT, 6' x 25' WATE
14. THE EAST 7.5' OF A 15' DRAINAGE EASEMENT AS RECORDED IN VOLUME 78203, PAGE 2882, DRDCT DOE
15. THE RIGHT-OF-WAY EASEMENT TO THE CITY OF ADDITION AS RECORDED IN VOLUME 94059, PAGE 378
16. THE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN VOLUME 75207, PAGE 1571, DOES NOT AFI
17. THE SANITARY SEWER EASEMENT AS RECORDED IN VOLUME 72139, PAGE 2099, DRDCT DOES NOT AFE
18. THE BASIS OF BEARING FOR THIS MAP IS THE EAST LINE OF LOT 1.

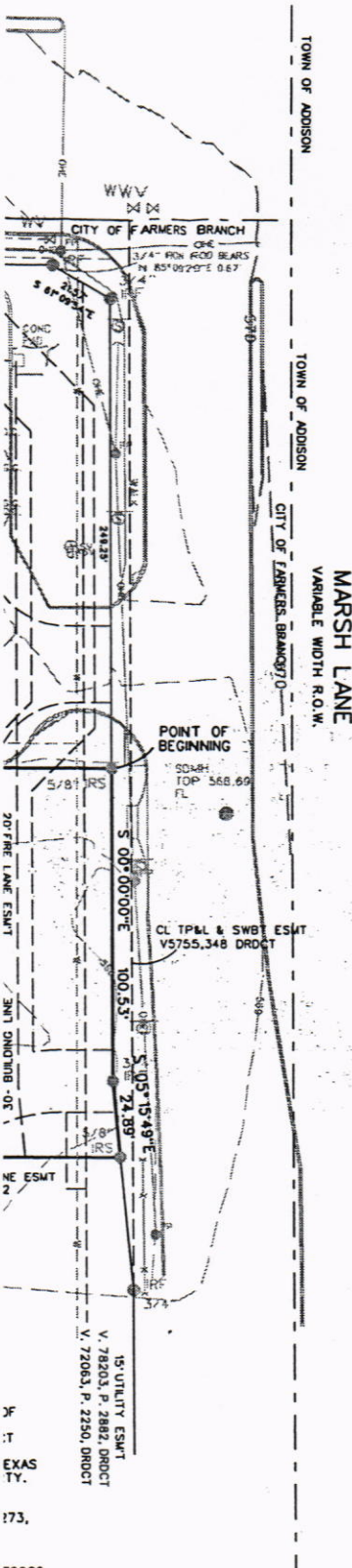
Exhibit "A"
Page 7 of 25

TRANSYSTEMS
CORPORATION
CONSULTANTS

500 W. 7th ST., SUITE 600
FORT WORTH, TEXAS 76102
(817) 339-8950
FAX (817) 336-2247

JOB No. 19900825
15 JULY 1999

35



PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W. W. COOK SURVEY, ABSTRACT NUMBER 278, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 2, BLOCK A, TEXAS COMMERCE BANK ADDITION, AN ADDITION TO THE SAID CITY OF FARMERS BRANCH, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK A, SAID TEXAS COMMERCE BANK ADDITION, A 5/8 INCH IRON ROD WITH CAP STAMPED TRANSYSTEMS SET IN THE WEST RIGHT-OF-WAY LINE OF MARSH LANE, A VARIABLE WIDTH RIGHT-OF-WAY:

THENCE S 00°00'00"E, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF MARSH LANE, 100.53 FEET TO A 3/4 INCH IRON ROD FOUND:

THENCE S 05°15'49"E, 24.89 FEET TO A 5/8 INCH IRON ROD SET WITH CAP STAMPED 'TRANSYSTEMS' SET:

THENCE N 89°41'30"W, 296.28 FEET TO A 5/8 INCH IRON ROD SET WITH CAP STAMPED TRANSYSTEMS:

THENCE N 00°00'00"E, 294.57 FEET TO A 5/8 INCH IRON ROD SET WITH CAP STAMPED TRANSYSTEMS IN THE SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY:

THENCE S 84°08'30"E, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD, 40.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, A 3/4 INCH IRON ROD FOUND:

THENCE S 00°00'00"E, ALONG THE WEST LINE OF SAID LOT 1, 165.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, A 5/8 INCH IRON ROD WITH CAP STAMPED TRANSYSTEMS SET:

THENCE S 89°41'30"E, ALONG THE SOUTH LINE OF SAID LOT 1, 253.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,599 SQUARE FEET OR 1.00 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF TEXAS, DULY LICENSED IN SUCH STATE, CERTIFIES TO: (I) CAR SPA, INC., A FLORIDA CORPORATION, AND ITS AFFILIATES, (II) COMMONWEALTH LAND TITLE INSURANCE COMPANY, (III) CHASE BANK OF TEXAS

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1997 AND MEETS THE ACCURACY REQUIREMENTS FOR A CLASS SURVEY, AS DEFINED THEREIN, INCLUDING ITEMS 1, 2, 3, 4, 6, 7(A), 8, 9, 10 AND 11 FROM TABLE A OF THE REQUIREMENTS.

2. THE SURVEY WAS MADE ON THE GROUND ON MAY 25, 1999 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE METES AND BOUNDS OR OTHER DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY (THE "PROPERTY"), THE LOCATION, SIZE AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER SUBSTANTIAL VISIBLE IMPROVEMENTS (INCLUDING PARKING AREAS) SITUATED ON THE PROPERTY, INCLUDING ALL SETBACK LINES.

3. EXCEPT AS SHOWN ON THE SURVEY, THE BUILDINGS, STRUCTURES AND IMPROVEMENTS SHOWN CONSTITUTE ALL OF THE SUBSTANTIAL VISIBLE IMPROVEMENTS ON THE PROPERTY, ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY, AND ALL SUCH IMPROVEMENTS ARE SET BACK FROM THE PROPERTY AND SETBACK LINES THE DISTANCES INDICATED.

4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO EASEMENTS OF RIGHTS-OF-WAY OBSERVABLE ON THE GROUND OR OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

5. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS: (I) BY THE IMPROVEMENTS ON THE PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHTS-OF-WAY, OR (II) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE PROPERTY.

6. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE PROPERTY AND LISTED IN THE COMMITMENT FOR OWNER'S POLICY OF TITLE INSURANCE G.F. NUMBER 9907504SP, DATED MAY 21, 1999, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH RESPECT TO THE PROPERTY (THE "COMMITMENT"), HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED.

7. THE PROPERTY ABUTS A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY, AS SHOWN HEREIN.

8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480130 0420 C, WITH A DATE OF IDENTIFICATION OF JANUARY 19, 1996, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED.

9. THE PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE COMMITMENT.

10. THE PARKING SPACES ARE NOT STRIPED ON THE PROPERTY.

11. ONLY THE PARTIES ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

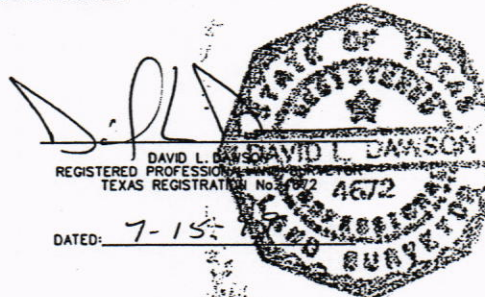


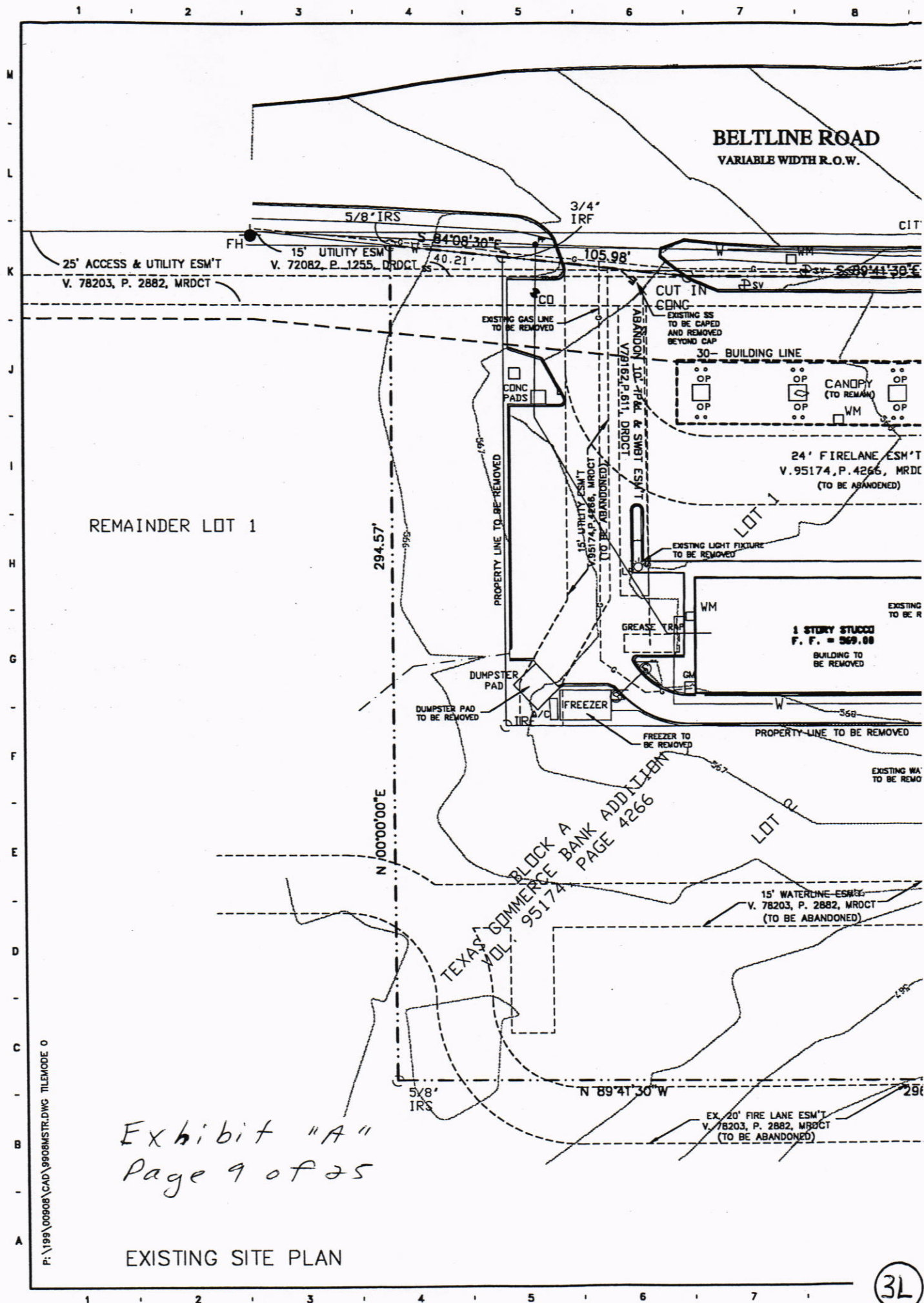
Exhibit "A"
Page 8 of 25

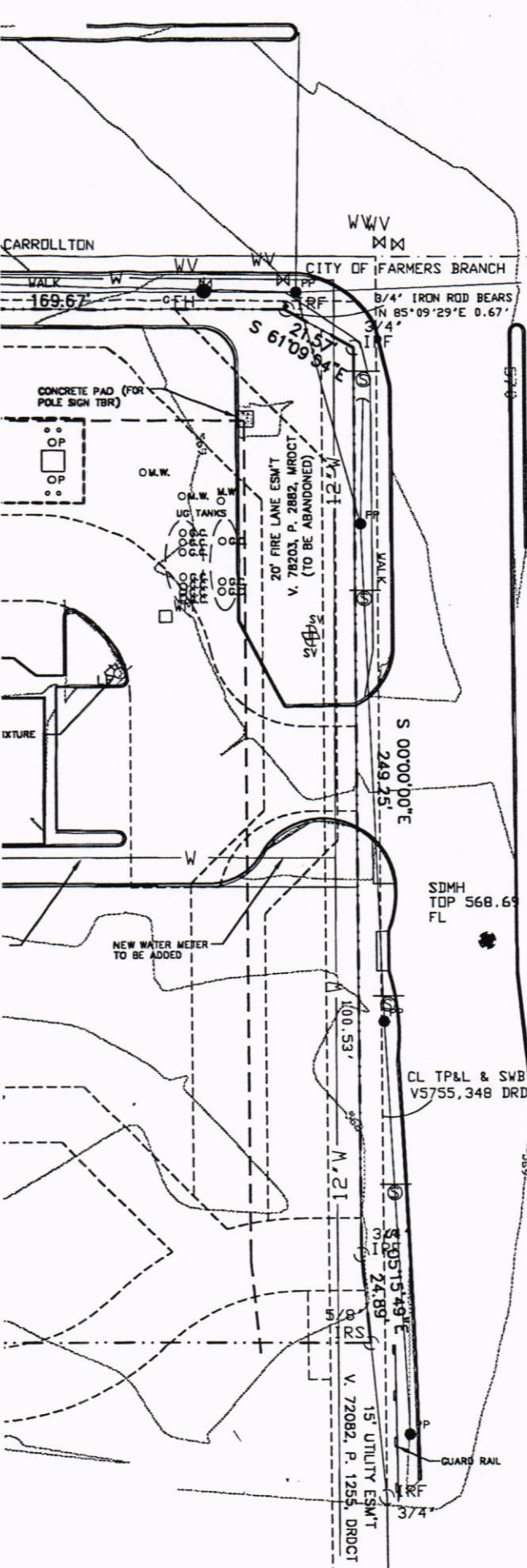
AN ALTA/ACSM LAND TITLE SURVEY
A PORTION OF
LOT 2, BLOCK A, TEX
COMMERCE BANK ADDITION

AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
AS RECORDED IN VOLUME 95174, PAGE 4266, MAP RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN THE W. W. COOK SURVEY ABSTRACT NUMBER 278

(3K)

EXISTING SITE PLAN





LEGEND

- O.G.C. UG GAS TANK CAP
- O.M.W. MONITORING WELL
- SIGN
- BOLLARD
- OP POST
- SDMH STORM DRAIN MANHOLE
- IRF IRON ROD FOUND
- CO SAN SEWER CLEANOUT
- PP POWER POLE
- WM WATER METER
- SV IRRIGATION VALVE
- LP LIGHT STANDARD
- FH FIRE HYDRANT
- GM GAS METER
- WV WATER VALVE
- PP OVERHEAD WIRES
- UG TELEPHONE
- W WATER LINE
- SS SANITARY SEWER
- G GAS LINE

REVISION INFORMATION	
ISSUE INFORMATION	

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INTERPLAN PRACTICE

Interplan Practice Inc.
Professional Engineers
Professional Surveyors
AA-0011002

300 Lee Road, Suite 120
Boca Raton, Florida 33433
Telephone: (561) 991-1000
Fax: (561) 991-1100

Client Info & Job Address:

CAR SPA
BELT LINE ROAD/MARSH LANE
FARMER'S BRANCH, TEXAS

CAR SPA INC
515 EAST LAS OLAS BOULEVARD, SUITE 1100
FORT LAUDERDALE, FL 33301
TEL: (954) 524-1910, FAX (954) 524-1966

EXISTING SITE PLAN

Date:	8/17/99	Job Number:	9921
Scale:	1" = 20'-0"		
Drawn By:	LOP		

Charles Craig Bond

STATE OF TEXAS
COUNTY OF DALLAS
CHARLES CRAIG BOND
64804
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 08/17/2002

C-1

3M

Exhibit "A"
Page 10 of 25

This document is incomplete and is released for the purpose of interim review only under the authority of a Temporary License Bond, P.E. 64804 on 08/17/99. It is not to be used for construction, bidding, or permit purposes.

VARIABLE WIDTH R.O.W.

1. IRRIGATION INFUSION SYSTEM MAY BE PRESENT ON THE SITE. IF PRESENT, IRRIGATION CONTRACTOR TO REVEAL SYSTEM AND DETERMINE IF IT MEETS OR EXCEEDS CURRENT REQUIREMENTS AND IF SO, DETERMINE IF IT CAN BE UTILIZED WITH THE NEW IRRIGATION SYSTEM.
2. IRRIGATION BEDS, STEEL, EDGING, AND SHARP MATERIAL TO BE REMOVED FROM THE SITE.

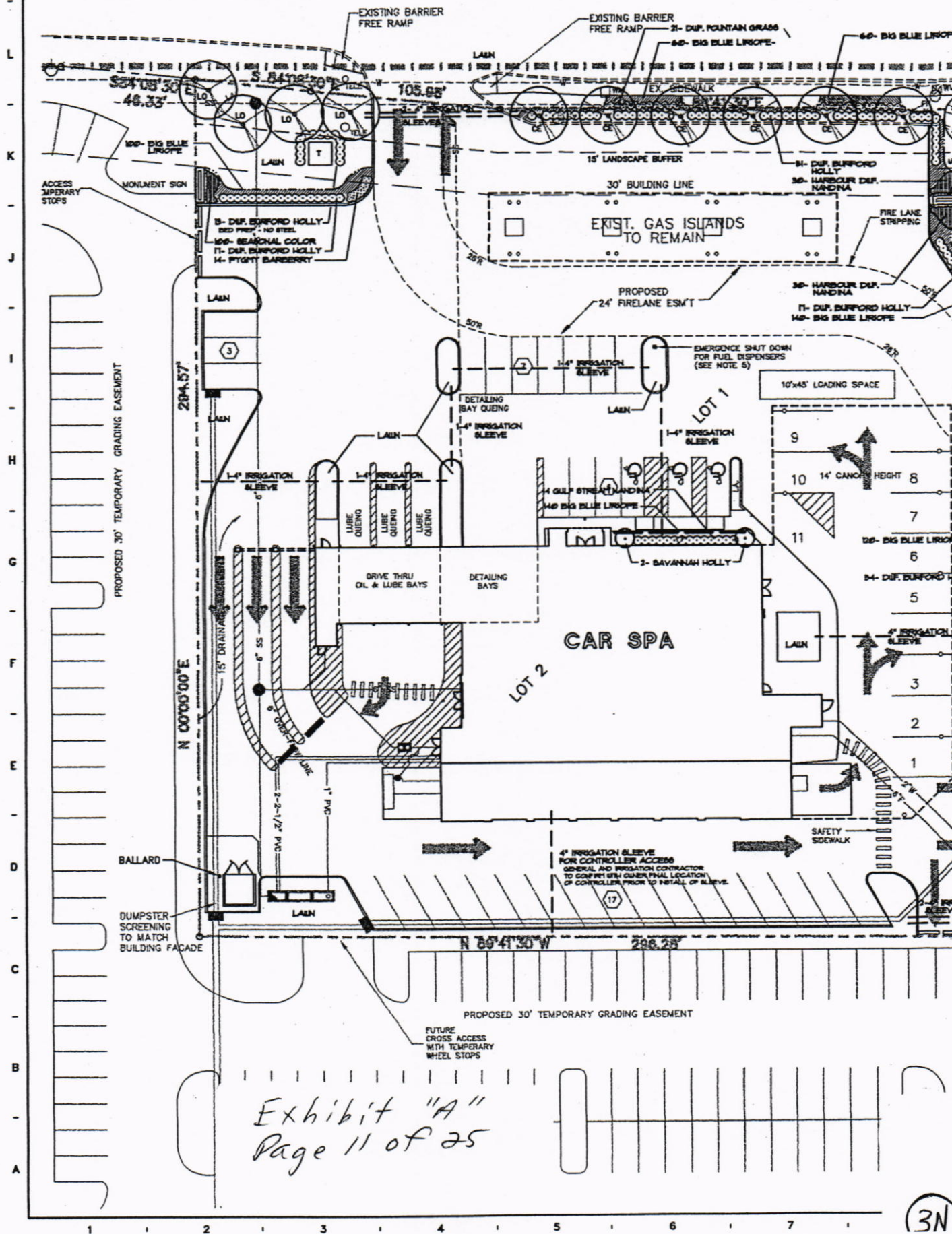


Exhibit "A"
Page 11 of 25

(3N)

PLANT SCHEDULE

QTY	COMMON NAME	BOTANIC NAME	SIZE @ INSTALLATION	SPACING
14	Cedar Elm (CE)	Ulmus crassifolia	3" to 3-1/2" Cal.	As Shown
9	Live Oak (LO)	Quercus virginiana	3" to 3-1/2" Cal.	As Shown
1	Tree Yucca Holly	Ilex vomitoria	8"-12" Ht.	As Shown
2	Beverly Holly	Ilex opaca 'Beverly'	6"-12" Ht.	As Shown
2	Dwarf Burford Holly	Ilex cornuta 'Burfordi Nana'	8 Gal.	36" o.c.
14	Gulf Stream Nandine	Nandina domestica 'Gulf Stream'	8 Gal.	24" o.c.
60	Harbour Dwarf Nandine	Nandina domestica 'Harbour Dwarf'	3 Gal.	24" o.c.
14	Pugm Barberry	Barberis thunbergii 'Crinkled Puffin'	3 Gal.	18"-24" o.c.
42	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hemist'	1 Gal.	18"-24" o.c.
6-40	Big Blue Liriope	Liriope muscari 'Big Blue'	4" pots	18" o.c.
100	Bessey's Color	Cynodon dactylon	4" pots	8"-10" o.c.
	Common Bermuda Grass	Cynodon dactylon	Solid Sod	

LEGEND



REQUIRED BUFFER CANOPY TREE



PARKING LOT SCREENINGS HEDGE



PRO-STEEL EDGING 1/2" x 4"



IRRIGATION SLEEVING

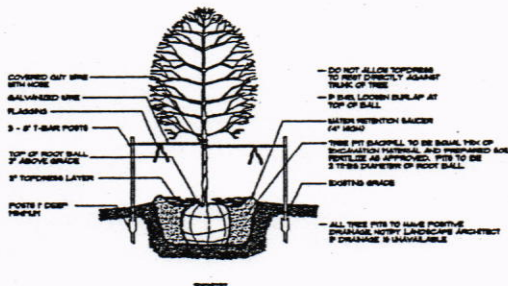
LANDSCAPE NOTES

1. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE CITY OF FARMERS BRANCH ORDINANCE DESIGN STANDARDS IF APPLICABLE.
2. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINES.
4. CONTRACTOR'S REMEDIATION OF ALL QUANTITIES BASED ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONFORMANCE ONLY TO THE CONTRACT AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
5. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. NOTIFY LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM LANDSCAPE PLAN. NOTIFICATION SHALL BE REQUIRED PRIOR TO ALTERING LAYOUT.
7. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK OR LOGS. TREES MUST BE PLANTED AND PLANTED STRAIGHT AND THAT BE REQUIRED BY THE OWNER AND/OR LANDSCAPE ARCHITECT TO BE STAKED.
8. ALL TREES REQUIRED TO BE STAKED AND STAKES SHALL CONTINUE TO BE SO THROUGH THE WARRANTY PERIOD. AT EACH TIME THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE IF REPLACEMENT IS APPROPRIATE.
9. ALL TREE LOCATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
10. AT NO TIME SHALL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND TOP OF ROOT BALL OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANTS WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
11. ALL PROPOSED BED AREAS SHALL BE FILLED TO A DEPTH OF 6" ABOVE A 1/2" INCH LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHALL BE LIFT 7" ABOVE THE PROPOSED GRASS TO ALLOW FOR COMPACTION AND SETTLEMENT.
12. ORGANIC COMPOST IS TO BE PROVIDED BY LIVING EARTH TECHNOLOGY OR APPROVED SUPPLIER.
13. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/2" PRO-STEEL EDGING. ALL ENDS OF STEEL EDGING SHALL HAVE A RADIUS OR 45° ANGLE TO ELIMINATE SHARP CORNERS. HAND FILLS MAY BE REQUIRED TO ACHIEVE A FINISH EDGE.
14. 1/2" PRO-STEEL EDGING AT A 45° ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB.
15. ALL LANDSCAPE BEDS SHALL RECEIVE A 1" TOP DRESS LAYER OF BARKED HARDWOOD MULCH AND ALL TREE BEDS SHALL RECEIVE A 1" TOP DRESS LAYER OF BARKED HARDWOOD MULCH.
16. TURF AREAS SHALL BE CROWN OF DRAINAGE AND BARRIERS (SPACED) SMOOTH PRIOR TO HYDROSEAL OR SOG INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRASS WITHIN APPROX. VIEW OF THIS SERVICE.
17. IRRIGATION WILL BE AN AUTOMATIC UNDERGROUND SYSTEM WITH AUTOMATIC CONTROLLER, RAIN GAUGE AND FREEZE GUARD.
18. CONTROLLER WILL BE SCREENED AS PER THE CITY OF FARMERS BRANCH LANDSCAPE ORDINANCE REQUIREMENTS IF APPLICABLE.
19. ALL LANDSCAPES LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF FARMERS BRANCH.
20. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
21. ALL PLANTS AND TREES ARE TO CONFORM TO JEFFERSON ASSOCIATION OF SUBMITTAL AND TRIMMING ASSOCIATION OF SUBMITTAL STANDARDS.
22. ALL PLANTS AND SOG AREAS DURING ANY TIME OF GUARANTEED WARRANTY NOT FOUND TO BE IN SATISFACTORY VISOR SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
23. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REMOVE ANY LANDSCAPE MATERIAL ON SITE.

LANDSCAPE TABLE

BUFFER YARDS REQUIRED	8' SIDE ALONG STREET FRONTS
BUFFER YARDS PROVIDED	8' SIDE ALONG STREET FRONTS
BUFFER TREES REQUIRED	22.8 TREES
BELT LINE ROAD	251.6 LF / 20 LF = 12.5
1 TREE / 20 LF	
MARSH LANE	174.4 LF / 20 LF = 8.7
1 TREE / 20 LF	
BUFFER TREES PROVIDED	23 TREES (2" Cal. Min)
TYPES: LIVE OAK (LO)	
CEDAR ELM (CE)	
BUFFER SHRUBS REQUIRED	0 SHRUBS
BUFFER SHRUBS PROVIDED	143 SHRUBS (1 Gal. Min)
	30" o.c.
SITE LANDSCAPE REQUIRED	4785 SF
5% OF TOTAL SITE	5% x 83,900 SF
SITE LANDSCAPE PROVIDED	978
	10.5%

1. ALL LANDSCAPE AREAS NOT SHOWN AS LANDSCAPE BEDS WILL BE SOLID SOG BERMUDA GRASS TURF.



PLANTING DETAILS

NOT TO SCALE

IRRIGATION NOTES (MINIMUM REQUIREMENTS)

1. FIELD VERIFY OPERATIONS AND STATIC WATER PRESSURE BEFORE TRENCHING.
2. IN NO CASE SHALL PVC MAIN OR LATERAL LINES BE INSTALLED OUTSIDE OF THE PROPERTY AND/OR PROJECT LINES. ADJUST HEAD AND LINE LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE COMPLETE COVERAGE.
3. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO INSTALL THE IRRIGATION SYSTEM.
4. ALL UNDERPINNING SLEEVINGS SHALL BE SCHEDULE 40 PVC AND IS TO BE ACCESSIBLE AND FREE OF OBSTRUCTION. SLEEVINGS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL SLEEVINGS SHALL BE SIZED AS INDICATED OR THREE TIMES THE DIAMETER OF THE PIPE ENCLOSED, WHICHEVER IS GREATER.
5. ALL UNDERPINNING SLEEVINGS SHALL EXTEND 1" BEYOND BACK OF CURB AND NO LOWER THAN 18" DEEP. GENERAL CONTRACTOR SHALL HAVE ALL SLEEVINGS AND LOCATIONS FLAGGED ABOVE GRADE.
6. ALL SPRINKLER HEADS SHALL BE PENETRATOR AND EVEN WITH FINISHED GRADES. ALL SPRINKLER HEADS SHALL BE INSTALLED A MINIMUM OF THREE INCHES (3") FROM THE BACK OF CURB OR NORMALS AND DRIVEWAYS.
7. SET ALL CONTROL, QUICK COUPLER, AND DOUBLE CHECK VALVE LEVEL AND EVEN WITH FINISHED GRADES.
8. VALVE SIRE SHALL BE 1/4 GA. 1/2" V-P SINGLE DIRECT BURIAL COPPER. SPLICERS SHALL ONLY OCCUR IN VALVE BOXES. COIL SIRE EVERY 10' FOR EXPANSION AND CONTRACTION PURPOSES. 1/2" BOND WIRE CONNECTORS SHALL BE USED FOR ALL SIRE SPLICERS.
9. THE IRRIGATION CONTRACTOR IS REQUIRED TO MAINTAIN COMPLETE AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM AT ALL TIMES. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR IS TO SUPPLY THE OWNER WITH A COMPLETE SET OF DRAWINGS SHOWING THE EXACT LOCATION OF ALL CONTROL VALVES, QUICK COUPLER VALVES, DOUBLE CHECK ASSEMBLIES AND CONTROLLER.
10. THE IRRIGATION CONTRACTOR IS TO MAKE HIMSELF FAMILIAR WITH ALL JOBSITE CONDITIONS BY VISITING THE SITE PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM.
11. ALL PIPE SHALL HAVE A MINIMUM OF TWELVE INCHES (12") OF COVER. ALL PIPE SHALL BE PROTECTED BY EDGING.
12. IRRIGATION CONTRACTOR TO VERIFY WITH OWNER LOCATION OF CONTROLLER.
13. IRRIGATION CONTRACTOR TO INSTALL: 1/2" CLICK & RAIN SENSOR 1/2" CLICK FREEZE SENSOR
14. IRRIGATION CONTRACTOR TO REVIEW CITY OF PLANO IRRIGATION STANDARDS AND CIVIL DETAIL SHEETS PRIOR TO BEGINNING OF INSTALLATION.



SHRUBS and GROUNDCOVER

REVISION INFORMATION	
12.6.99 JCB	ADDITIONAL PLANTINGS AS PER JCB AND REVISIONS AS REQUIRED
	PER CITY COMMENTS
8.3.99 JCB	SITE PLAN CHANGES PER TRANSISTERS
8.3.99 JCB	SITE PLAN CHANGES PER TRANSISTERS (UTILITY LOCATIONS)

ISSUE INFORMATION	

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Interplan Practice, LLC
Professional Engineer
Interior Design
41-000100

505 East 1st Street, Suite 100
Ocala, Florida 32601
Telephone: 352.244-0000
Fax: 352.244-0001

Client Info & Job Address:

CAR SPA
BELT LINE ROAD/MARSH LANE
FARMER'S BRANCH, TEXAS

CAR SPA INC
515 EAST LAS OLAS BOULEVARD, SUITE 1100
FORT LAUDERDALE, FL 33301
TEL. (954)524-1910, FAX (954)524-1955

Scale:

1" = 20'-0"

Drawn By: J.C.S.

Checked By:

Date: 6/23/99

Job Number: 9925

12.6. PROPOSED

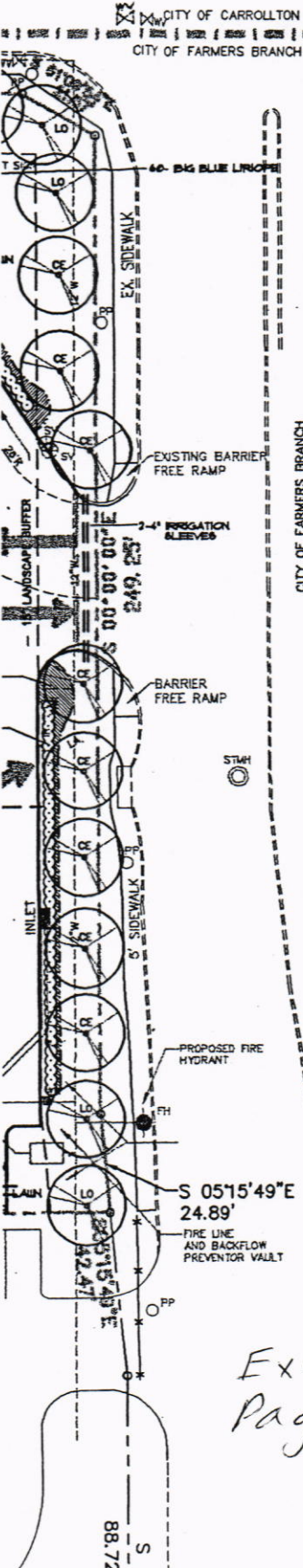
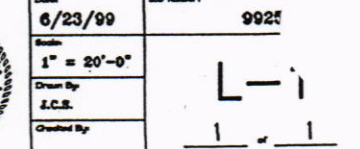


Exhibit "A"
Page 12 of 25



SITE PLANNING
SITE DEVELOPMENT



IRRIGATION NOTES (MINIMUM REQUIREMENTS)

1. FIELD VERIFY DIMENSIONS AND STATIC WATER PRESSURE BEFORE TRENCHING.
2. IN NO CASE SHALL PVC MAIN OR LATERAL LINES BE INSTALLED OUTSIDE OF THE PROPERTY AND/OR PROJECT LINES. ADJUST HEAD AND LINE LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE COMPLETE COVERAGE.
3. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO INSTALL THE IRRIGATION SYSTEM.
4. ALL UNDERPAVING SLEEVING SHALL BE SCHEDULE 40 PVC AND IS TO BE ACCESSIBLE AND FREE OF OBSTRUCTION. SLEEVING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL SLEEVES SHALL BE SIZED AS INDICATED OR TWICE THE DIAMETER OF THE PIPE ENCLOSED, WHICHEVER IS GREATER.
5. ALL UNDERPAVING SLEEVING SHALL EXTEND 12" BEYOND BACK OF CURB AND NO LOWER THAN 18" DEEP. GENERAL CONTRACTOR SHALL HAVE ALL SLEEVING END LOCATIONS FLAGGED ABOVE GRADE.
6. ALL SPRINKLER HEADS SHALL BE PERPENDICULAR AND EVEN WITH FINISHED GRADES. ALL SPRINKLER HEADS SHALL BE INSTALLED A MINIMUM OF THREE INCHES (3") FROM THE BACK OF CURB OR SIDEWALKS AND DRIVEWAYS.
7. SET ALL CONTROL, QUICK COUPLER AND DOUBLE CHECK BOXES LEVEL AND EVEN WITH FINISHED GRADES.
8. VALVE WIRE SHALL BE #4 GA. UL-VF SINGLE, DIRECT BURIAL COPPER. SPLICES SHALL ONLY OCCUR IN VALVE BOXES. COIL WIRE EVERY 100' FOR EXPANSION AND CONTRACTION PURPOSES. KING BRAND WIRE CONNECTORS SHALL BE USED FOR ALL WIRE SPLICES.
9. THE IRRIGATION CONTRACTOR IS REQUIRED TO MAINTAIN COMPLETE AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM AT ALL TIMES. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR IS TO SUPPLY THE OWNER WITH A COMPLETE SET OF DRAWINGS SHOWING THE EXACT LOCATION OF ALL CONTROL VALVES, QUICK COUPLER VALVES, DOUBLE CHECK ASSEMBLIES AND CONTROLLER.
10. THE IRRIGATION CONTRACTOR IS TO MAKE HIMSELF FAMILIAR WITH ALL JOBSITE CONDITIONS BY VISITING THE SITE PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM.
11. ALL PIPE SHALL HAVE A MINIMUM OF TWELVE INCHES (12") OF COVER. ALL PIPE SHALL BE PRIMERED BEFORE GLUING.
12. IRRIGATION CONTRACTOR TO VERIFY WITH OWNER LOCATION OF CONTROLLER.
13. IRRIGATION CONTRACTOR TO INSTALL:
 - MINI CLICK II RAIN SENSOR
 - MINI CLICK FREEZE SENSOR
14. IRRIGATION CONTRACTOR TO REVIEW CITY OF PLANO IRRIGATION STANDARDS AND CIVIL DETAIL SHEETS PRIOR TO BEGINNING OF INSTALLATION.

Exhibit A"
Page 13 of 25

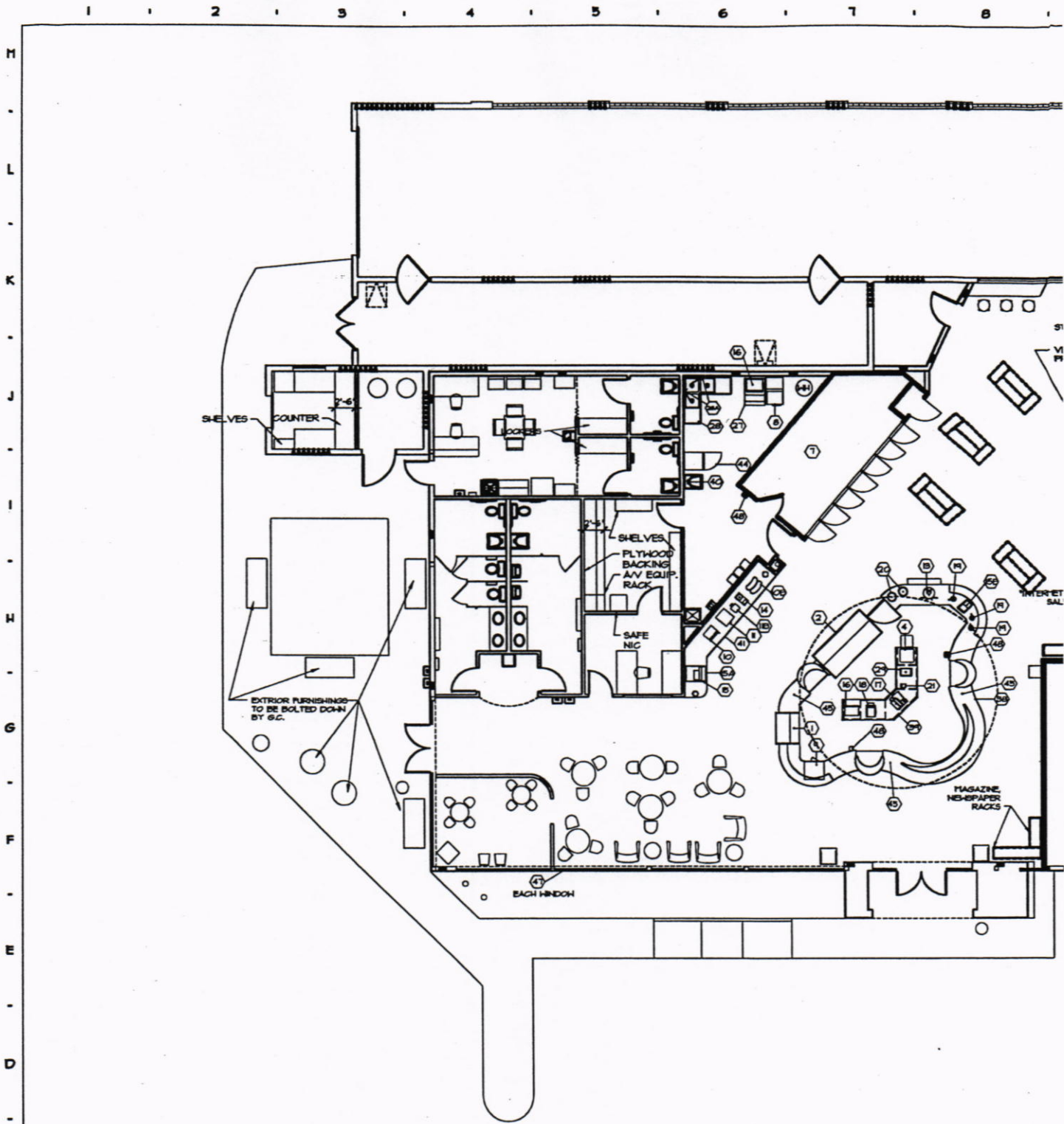
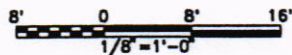


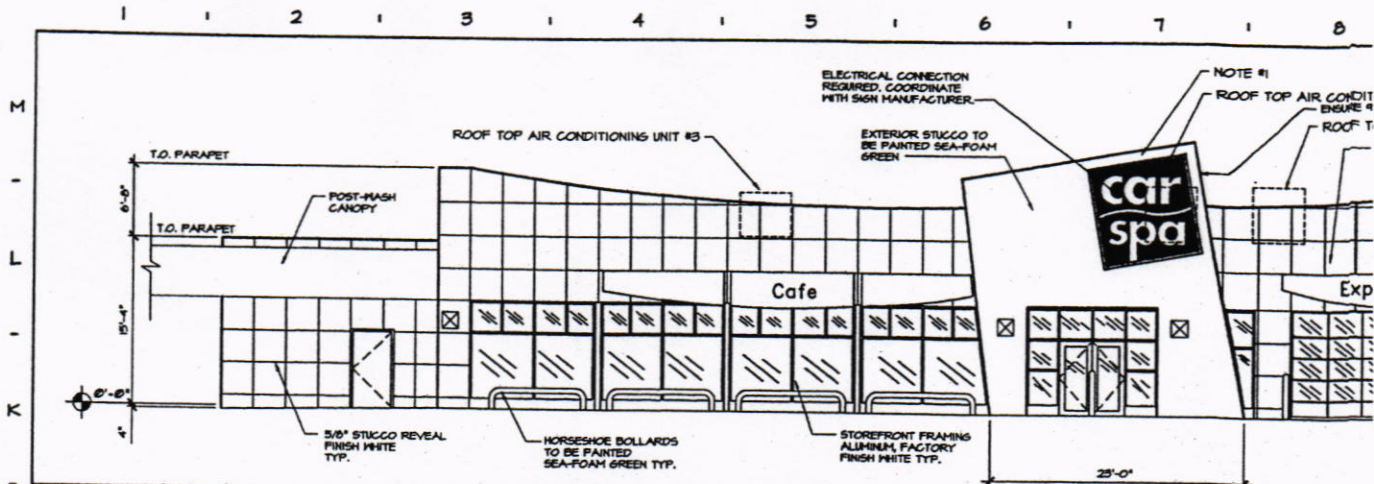
Exhibit "A"
Page 14 of 25

A1	STORE EQUIPMENT PLAN
1/8" = 1'-0"	

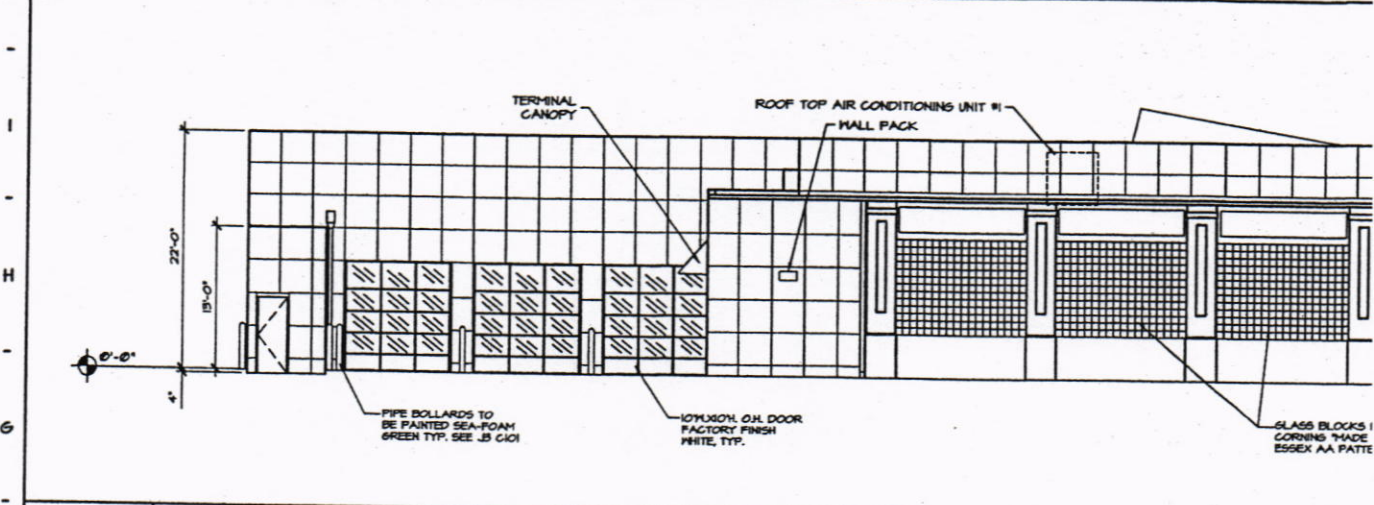


TOTAL BUILDING	13208 SQ FOOT
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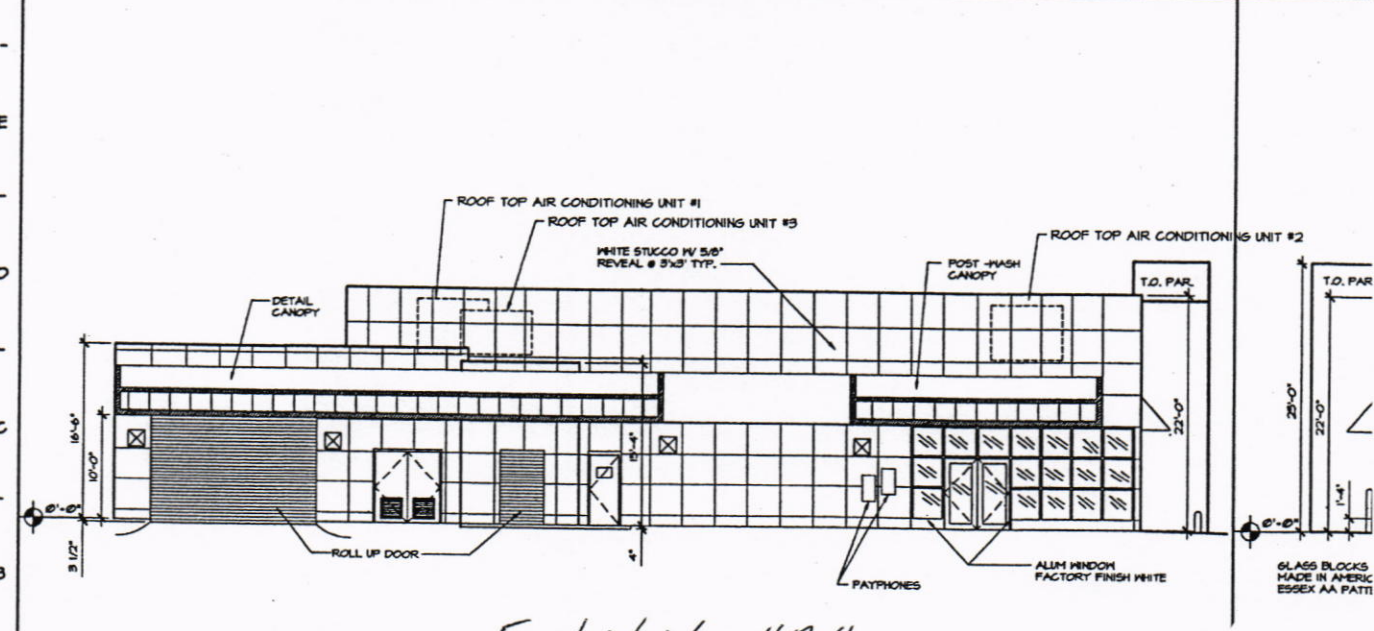
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	Drawn By TF	
	Checked By HCH	



J	II	NORTH ELEVATION
J	1/8"=1'-0"	

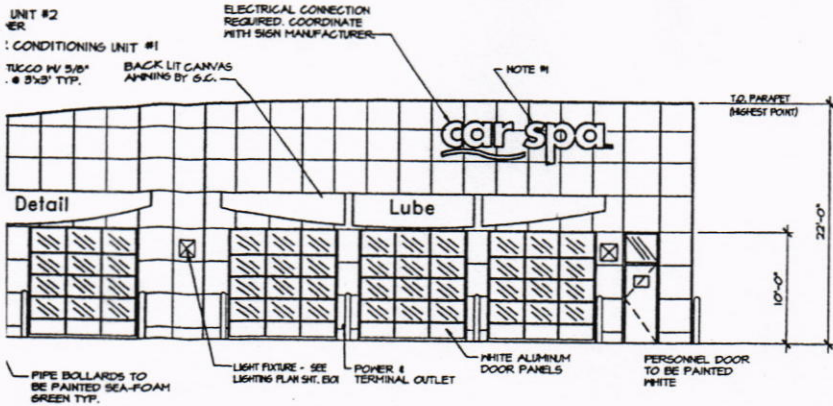


F	FI	SOUTH ELEVATION
F	1/8"=1'-0"	



A	AI	EAST ELEVATION
A	1/8"=1'-0"	

Exhibit "A"
Page 16 of 25

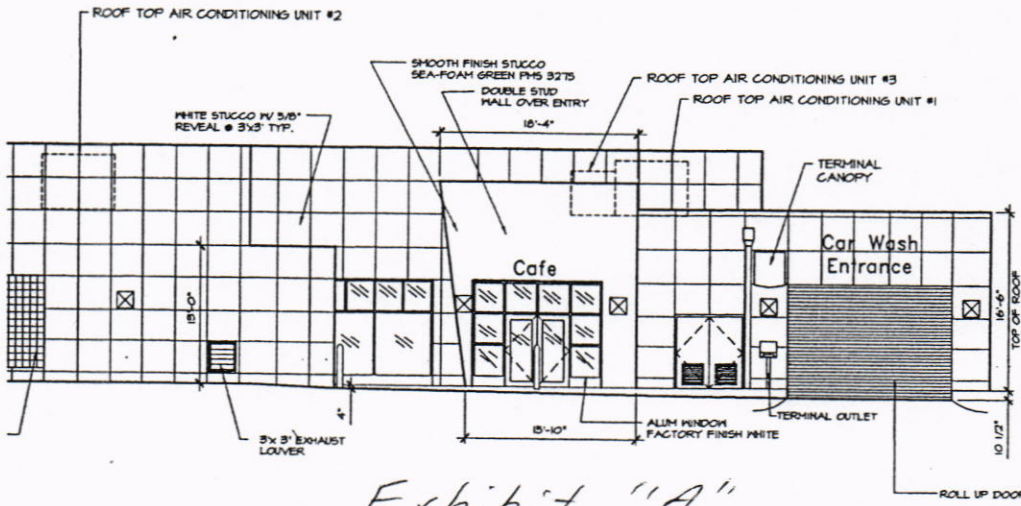
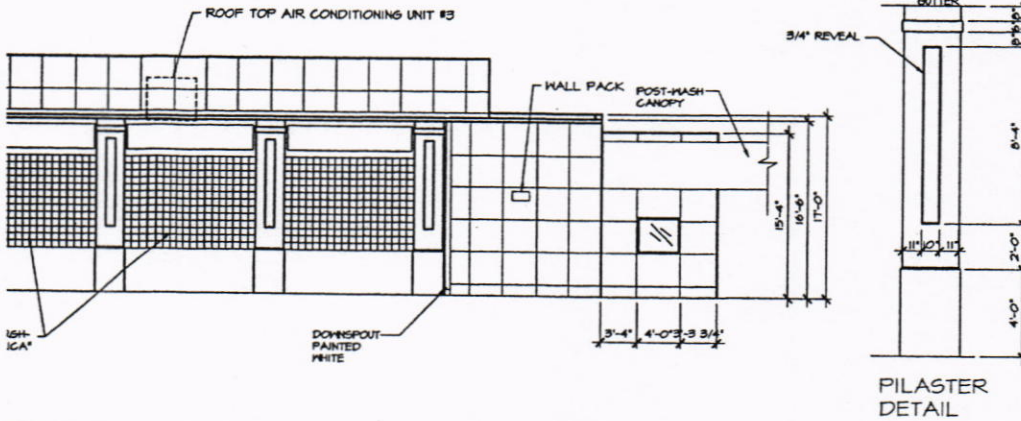


KEYING LEGEND & GENERAL NOTES

NOTES:

1. GRAPHICS DEPICTED ARE NOMINAL. SEE SHEET 56500 FOR SPECIFIC INFORMATION.

2. SEE SHEET A103 FOR SPACING OF STUCCO REVEALS.



REVISION INFORMATION	
DATE	DESCRIPTION

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INTERPLAN PRACTICE

Interplan Practice, Inc.
Architects
Engineers
Interior Designers
AIA-C001382

201 2nd, Suite 100
Orlando, Florida 32810
Telephone: 407.524-1910
Fax: 407.524-1911

Client Name & Job Address:

CAR SPA
BELT LINE ROAD/MARSH LANE
FARMER'S BRANCH, TEXAS

car spa

CAR SPA INC
515 EAST LAS OLAS BOULEVARD, SUITE 1100
FORT LAUDERDALE, FL 33301
TEL. (954)524-1910, FAX (954)524-1966

Sheet Title:

EXTERIOR ELEVATION

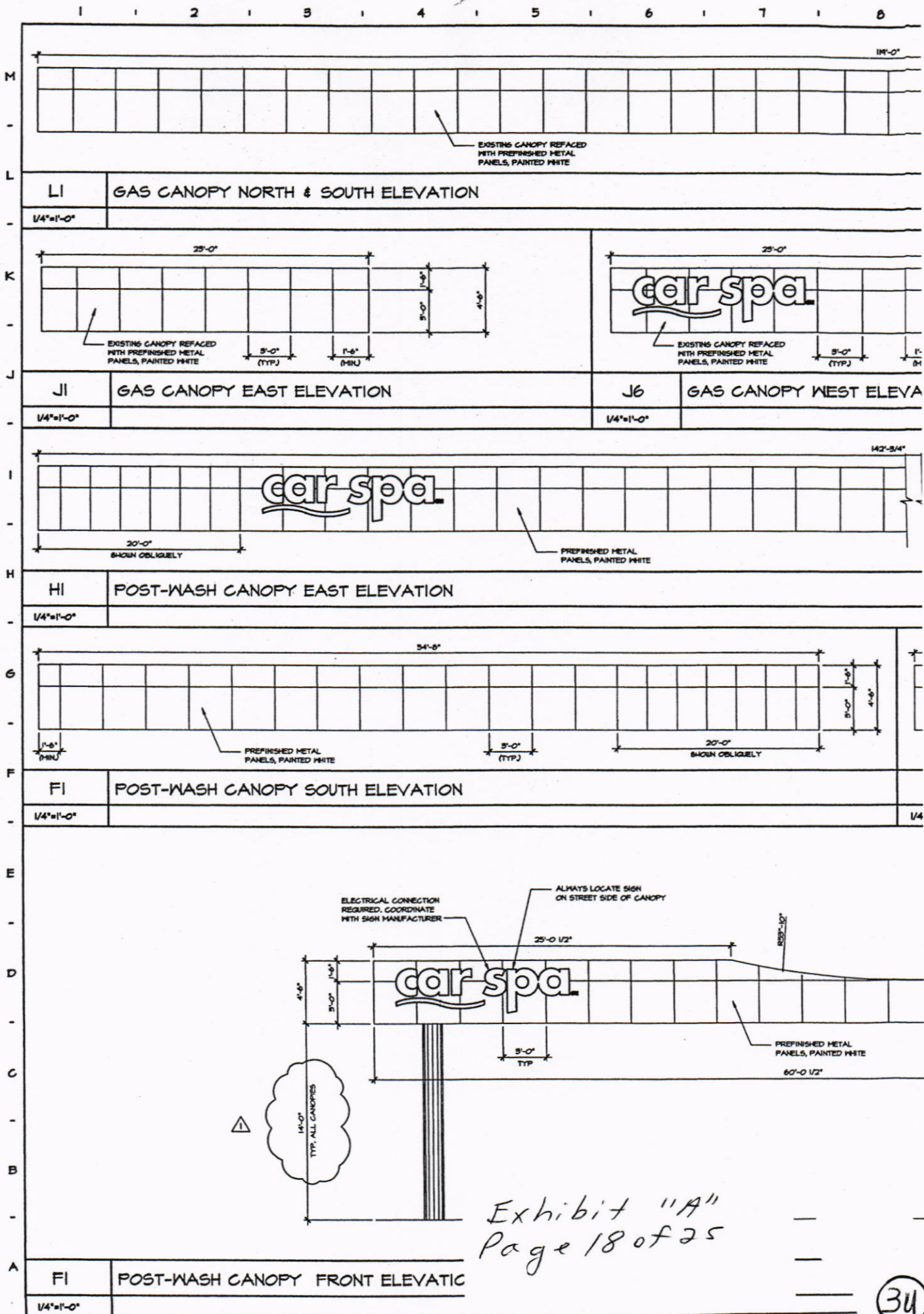
Scale:	Date:	Job Number:
1/8" = 1'-0"	7-12-99	C
Drawn By:		
JDB		
Checked By:		
HMH		

ST ELEVATION

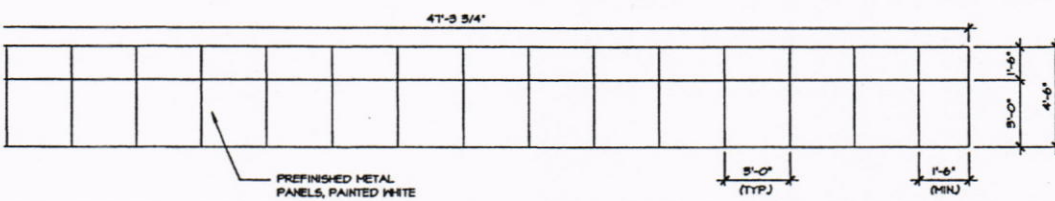
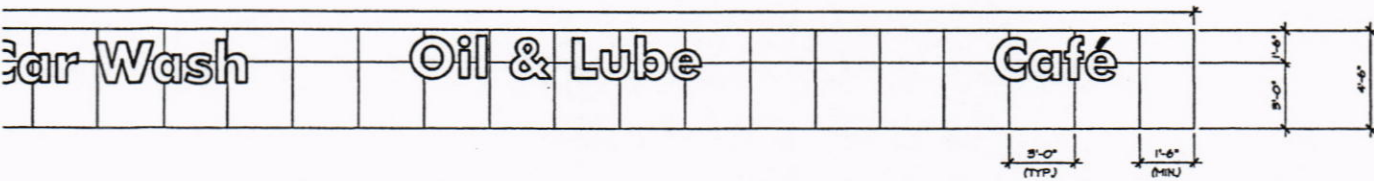
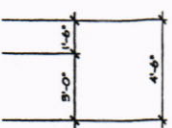
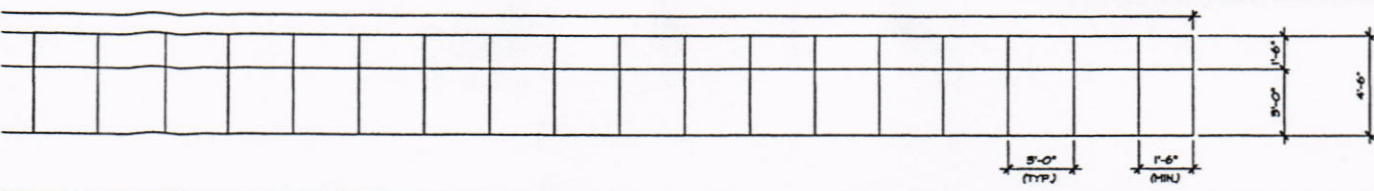
Exhibit "A"
Page 17 of 25

A103

3T



KEYING LEGEND & GENERAL NOTES



POST-WASH CANOPY WEST ELEVATION

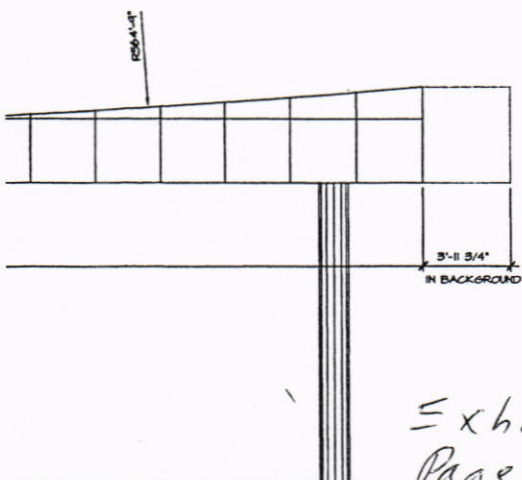


Exhibit "A"
Page 19 of 25

REVISION INFORMATION	
0-3-99	REV. PER CITY OF FARMERS BRANCH
DATE	DESCRIPTION
ISSUE INFORMATION	

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INTERPLAN
PRACTICE

Interplan Practice LLC
Architectural
Engineering
Interior Design
AL-C001202

222 Lee Road, Suite 128
Boca Raton, Florida 33431
Telephone 561-524-1910
Fax 561-524-1911

Client Info & Job Address:

CAR SPA
BELT LINE ROAD/MARSH LANE
FARMER'S BRANCH, TEXAS



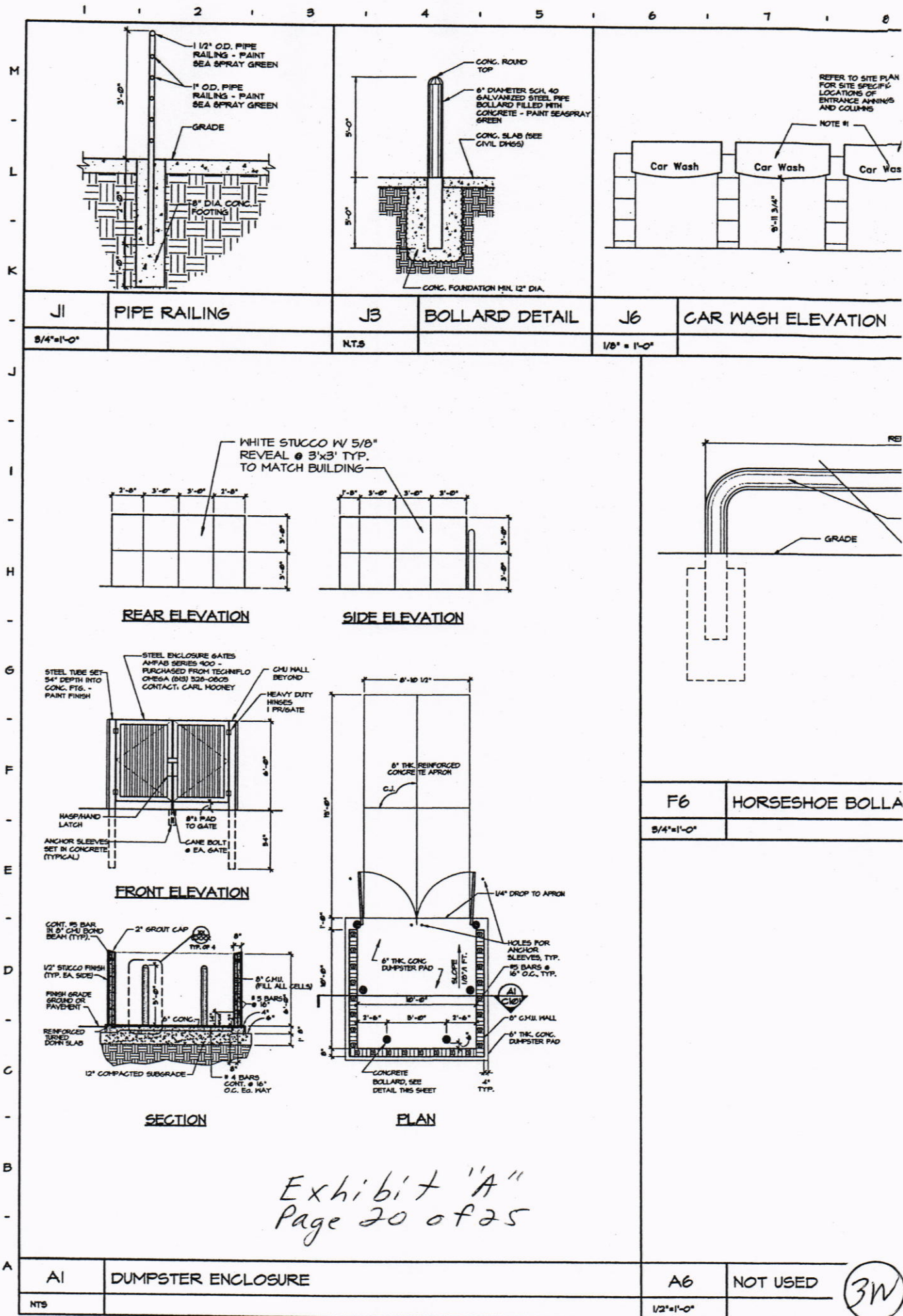
CAR SPA INC
515 EAST LAS OLAS BOULEVARD, SUITE 1100
FORT LAUDERDALE, FL 33301
TEL (954)524-1910, FAX (954)524-1966

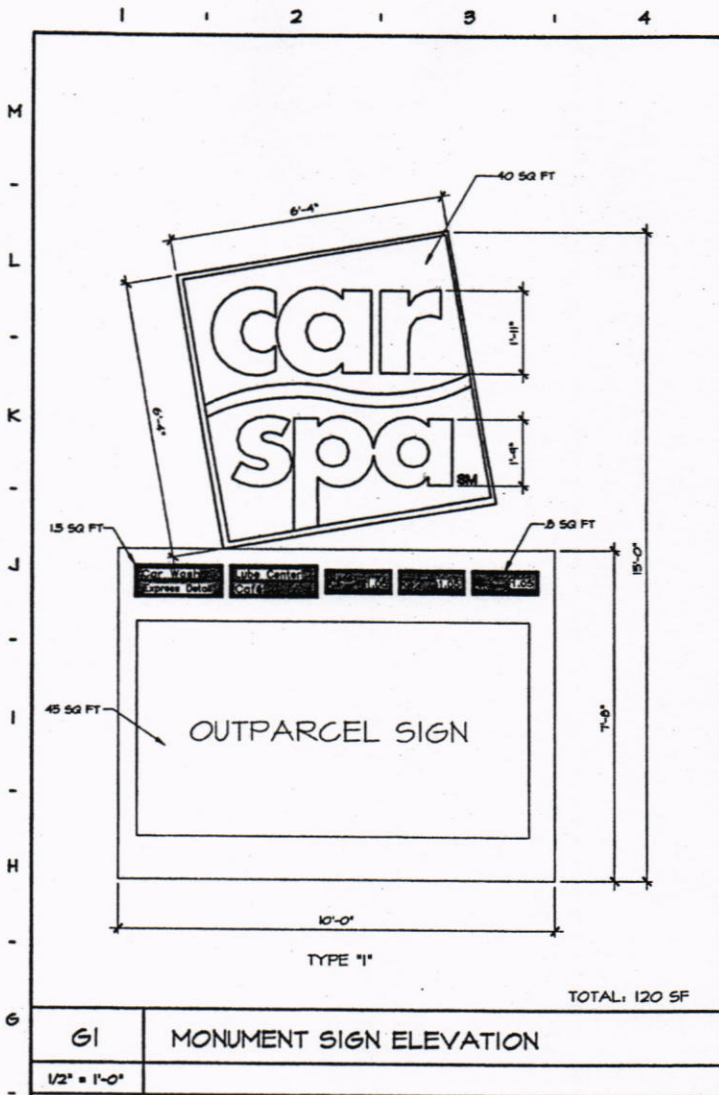
CANOPY ELEVATION

Date:	Job Number:
7-12-99	96
Scale:	
Drawn By:	
Checked By:	
HDH	

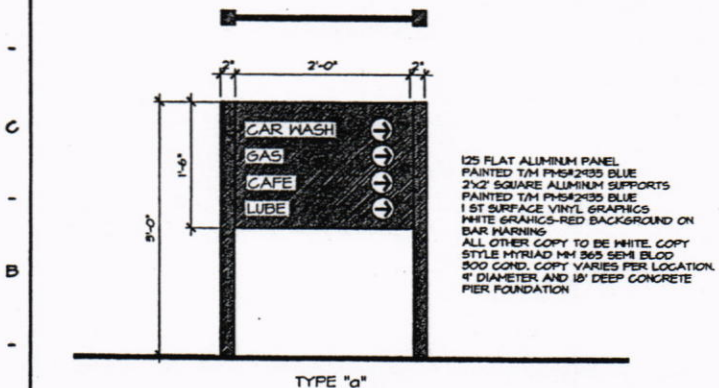
AC202

3V

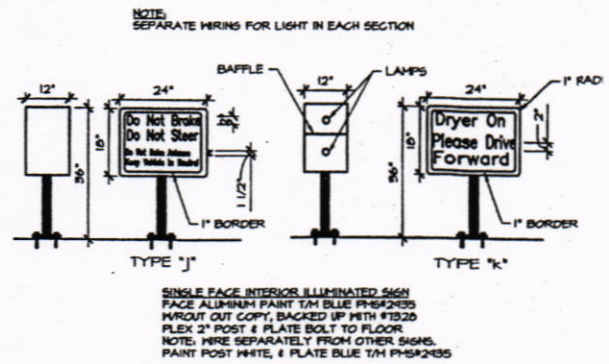




GI	MONUMENT SIGN ELEVATION
1/2" = 1'-0"	



AI	SINGLE FACE ELEVATIONS
NTS	



15	INTERIOR SIGN DETAIL
NTS	

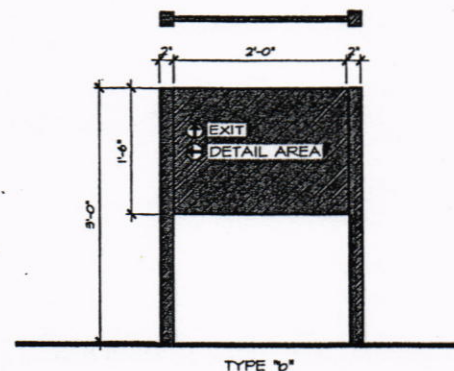
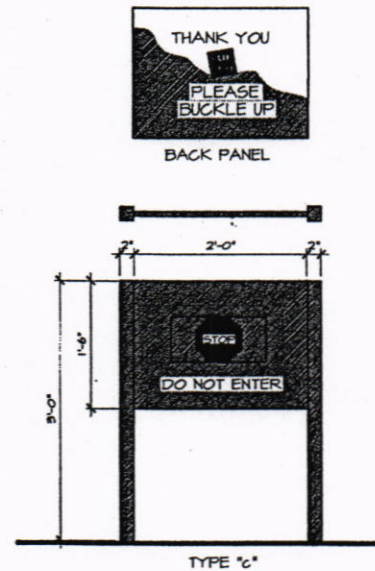
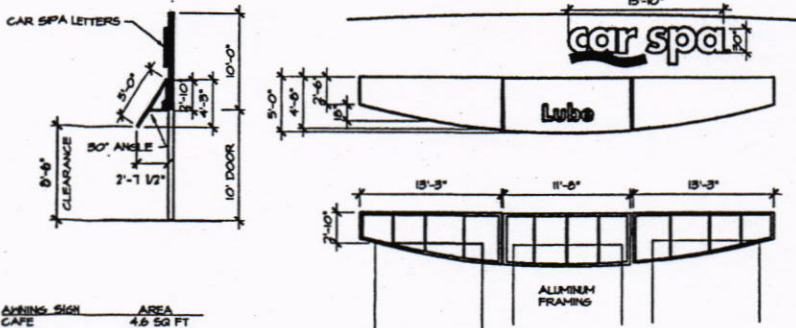


Exhibit "A"
Page 22 of 25

3Y



AWNING SIGN	AREA
CAFE	4.6 SQ FT
LUBE	4.6 SQ FT
EXPRESS DETAIL	14 SQ FT

SQUARE ALUMINUM TUBE FRAMING WITH FLEXIBLE COVER SUBSTRATE. COPY FIRST SURFACE APPLIED VINYL. ILLUMINATE WITH DAMP LOCATION FIXTURES

KEYING LEGEND & GENERAL NOTES

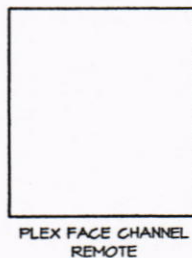
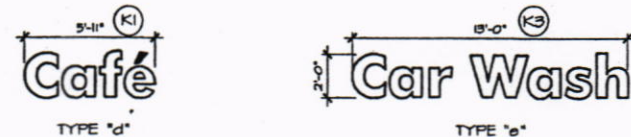
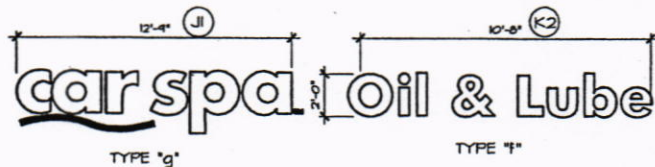
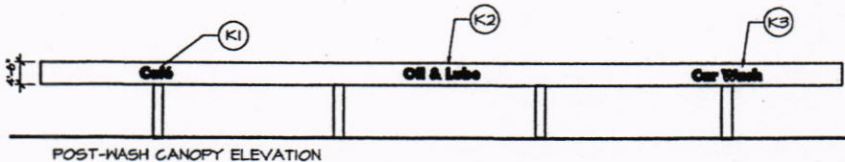
SIGN	AREA
a	3 SQ FT
b	3 SQ FT
c	3 SQ FT
d	12 SQ FT
e	28 SQ FT
f	22 SQ FT
g	34 SQ FT
h	40 SQ FT
i	40 SQ FT
j	3 SQ FT
k	3 SQ FT
l	120 SQ FT

TYPES OF SIGNS	AREA
DIRECTIONAL	15 SQ FT
CANOPY	60 SQ FT
BUILDINGS	164 SQ FT
(2) MONUMENT	240 SQ FT

TOTAL SIGN AREA: 474 SQ FT

19 TYPE B ILLUMINATED AWNINGS

NTS



PLEX FACE CHANNEL LETTERS
RETURNS: ALUMINUM RETURNS & BACKS PRE-FINISHED WHITE
RETAINERS: 1" WHITE TRIM CAP
FACES: 3/16" WHITE ACRYLIC WITH FIRST SURFACE VINYL GRAPHICS
"CAR": 3630-146 LT. KELLY GREEN WHITE OUTLINE
"SPA, WASH, CAR WASH, OIL & LUBE AND CAFE"
3630-117 TURQUOISE - WHITE OUTLINE
RE-MOTE TRANSFORMERS 6500 WHITE 15MM NEON 30MA



TYPE C- SINGLE FACE INTERIOR ILLUMINATED SIGN
ADDED:
7" DEEP ALUMINUM WITH WHITE POLY-URETHANE FINISH
RETAINERS:
2X2" ALUMINUM WITH POLY-URETHANE FINISH
FACE TREATMENT:
M FLEXIBLE SUBSTRATE WITH HEAT TRANSFERRED
GRAPHICS T/M 3630-146 LT. KELLY GREEN AND
3630-117 TURQUOISE
ILLUMINATION:
HIGH OUTPUT 800MA FLUORESCENT DAYLIGHT LAMPS

TYPE C- SINGLE FACE INTERIOR ILLUMINATED SIGN
CABINET:
10" DEEP ALUMINUM WITH WHITE POLY-URETHANE FINISH
RETAINERS:
2X2" ALUMINUM WITH POLY-URETHANE FINISH
FACE TREATMENT:
M FLEXIBLE SUBSTRATE WITH HEAT TRANSFERRED
GRAPHICS T/M 3630-146 LT. KELLY GREEN AND
3630-117 TURQUOISE
ILLUMINATION:
HIGH OUTPUT 800MA FLUORESCENT DAYLIGHT LAMPS

REVISION INFORMATION

DATE	DESCRIPTION

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INTERPLAN
PRACTICE

Interplan Practice Ltd.
Professional
Engineering
Interior Design
AL-C001002

887 Lee Road, Suite 100
Orlando, Florida 32815
Telephone: (407) 544-0868
Fax: (407) 522-7124

Client Info & Job Address:

CAR SPA
BELT LINE ROAD/MARSH LANE
FARMER'S BRANCH, TEXAS



CAR SPA INC
515 EAST LAS OLAS BOULEVARD, SUITE 1100
FORT LAUDERDALE, FL 33301
TEL. (954) 524-1910, FAX (954) 524-1988

Sheet Title:

SIGNAGE

Date	Drawn By	Job Number
7-12-99	NTS	9
	JDB	

SG30

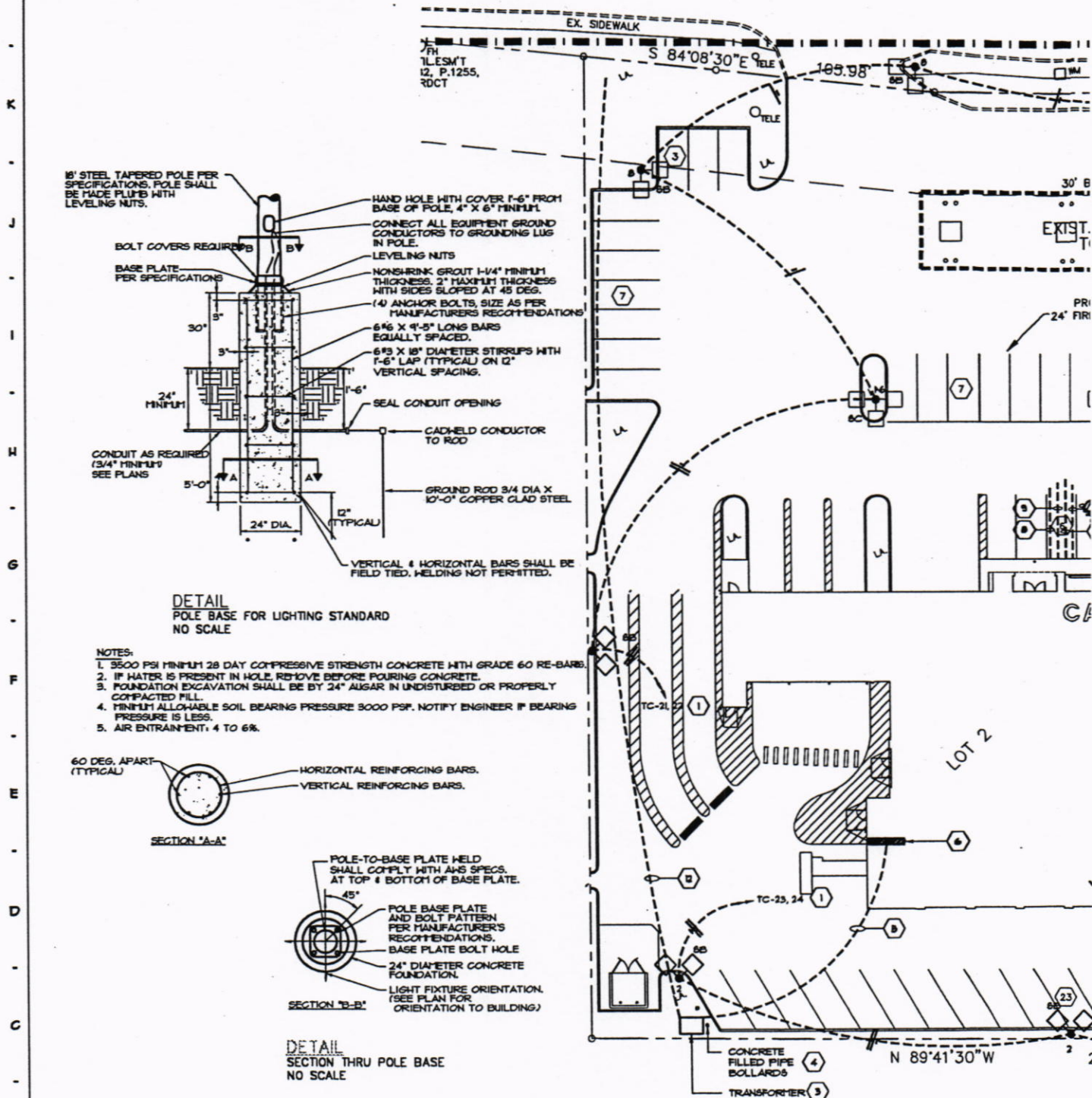
37

IN ELEVATIONS

Exhibit "A"
Page 23 of 25

BELTLINE 1

VARIABLE WIDTH R.I.



SEI	SITE ELECTRICAL PLAN
1"=20'-0"	

Exhibit "A"
Page 24 of 25

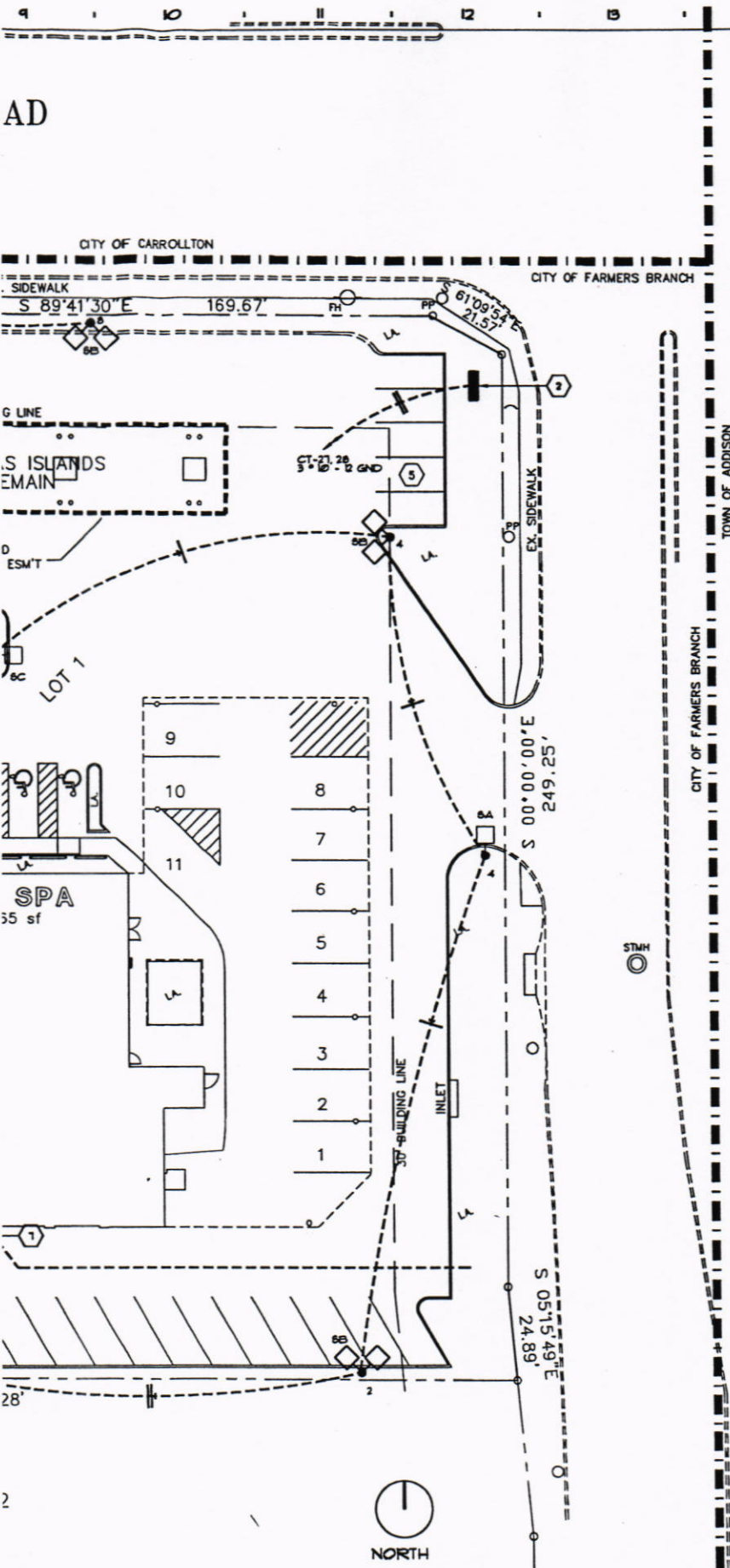


Exhibit "A"
Page 25 of 25

- ## NOTES:
1. ROUTE CIRCUITS TO TERMINAL * INDICATED - SEE SH E205.
PULL #6-10 GND & NOTED.
 2. PROVIDE DISCONNECT MEANS AS REQUIRED BY CODE -
VERIFY ROUGH-IN W/ SIGN CONTRACTOR.
 3. PAD MOUNTED TRANSFORMER - VERIFY REQUIREMENTS
W/ UTILITY COMPANY.
 4. PROTECTIVE BOLLARD BY GENERAL CONTRACTOR.
 5. SECONDARY SERVICE - SEE RISER DIAGRAM SH E205.
 6. SERVICE PANELBOARD.
 7. 3" PVC TELEPHONE SERVICE COND. - COORDINATE WITH
TELEPHONE COMPANY.
 8. GASOLINE PUMP DISPENSER CIRCUITS - 4-1/2" STUB OUT
FOR EXTENSION BY GASOLINE CONTRACTOR.
 9. ISLAND CANOPY LIGHTING CIRCUITS - 4-1/2" STUB OUT FOR
EXTENSION BY GASOLINE CONTRACTOR.
 10. PUMP CONTROL/COMPUTER CONDUITS - 2-1/2" STUB OUT FOR
EXTENSION BY GASOLINE CONTRACTOR.
 11. ISLAND VIDEO MONITOR CONDUITS - 1-3/4" STUB OUT FOR
EXTENSION BY GASOLINE CONTRACTOR.
 12. 2 - 4" PVC PRIMARY CONDUITS


ELECTRIC SERVICE
UTILITY, TEXAS UTILITIES
MR. SCOTT
972-570-4127

[illegible]

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INTERPLAN PRACTICE	Interplan Practice Ltd. Incorporated in England Registered Office: Bentley House, 41-43 Old Bailey London EC4A 3DF	
	806 Lee Road, Suite 220 Orlando, Florida 32817 Telephone: (407) 241-0989 Fax: (407) 241-5130	

Client Info & Job Address:

 CAR SPA INC
515 EAST LAS OLAS BOULEVARD, SUITE 1100
FORT LAUDERDALE, FL 33301
TEL. (954)524-1910, FAX (954)524-1966

SITE LIGHTING

Book	Date	July 1968
	State	<div style="text-align: center;">E301</div>
	Drawn By	
	Checked By	
		_____ of _____

MODIFIED 07/02/99 8:21M J:\KARCP\APP\Q256\Q256BOLDING P-207 T03HL
 PLOTTED 07/02/99 8:04M J:\KARCP\APP\Q256\Q256BOLDING P-207 T03HL

3AB

Summary of Mailed Notices

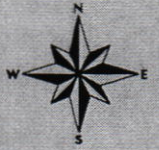
Property Owner List

Property Location - 3690 Beltline

No.	Property Address	Property Owner	Written Responses Received		
			In Favor	Opposed	No Resp.
1	3690 BELTLINE	JOHNSON HARRY C REVOCABLE TRUST 13001 N MORGAN RD YUKON OK 73099	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	3640 BELTLINE	CHASE BANK OF TX NA TR SAILER RESIDUE TRUST PO BOX 660197 DALLAS TX 75266	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Total Number of Notices Mailed		2			

1" = 300ft.

pz99-32 3690 'BELTLINE'



CARROLLTON

SITE LOCATION

BELT LINE RD.

3504

3604

3610

3500

14940

3500

2

PD-23⁶⁴⁰(LI)

15097

14802

139
142

VENTURE DR.

14805

PD-28³⁶²

MARSH LN.

S-57
S-159
S-217
S-218
S-158

1
3690

ADDISON

PD-11¹⁴⁸³³(MF-2)

4B